

**DEVELOPMENTAL REVIEW BOARD
MINUTES**

Special Meeting and Regular Meeting

July 14, 2014

MEMBERS PRESENT:

Phil Carter	Richard Harrison	Linda Petty
John Boehrer	Julie Nicoll	

STAFF PRESENT:

Rose Goings

OTHERS PRESENT:

Peter Alberti	Kassie Howard	Jon Titcomb
Terry Carter	Mary Jane O'Hara	Andrew Valente
Mike Dolan	Amy O'Neil	Randall Walter
Scott Febbie	Michael O'Neil	Rich Wickman
Glenn Heitsmith	Jedd Pellerin	Lisha Klaiber, Recorder
Casey Hodge	Ted Reeves	Michelle Stinson, LPC TV
Shirley Holden	Larry Slason	

SPECIAL MEETING – REORGANIZATION

1. **CALL TO ORDER**

A. Meeting opened at 5:56 p.m. by Chairman Phil Carter. All board members present.

2. **ELECTION OF CHAIRPERSON**

A. **MOTION by Julie Nicoll and seconded by John Boehrer to elect Phil Carter as chairman. Motion passed unanimously.**

3. **ELECTION OF VICE-CHAIRPERSON**

A. **MOTION by Linda Petty and seconded by Julie Nicoll to elect John Boehrer as vice-chairperson. Motion passed unanimously.**

4. **ELECTION OF CLERK**

A. **MOTION by Julie Nicoll and seconded by Linda Petty to elect Rose Goings as clerk. Motion passed unanimously.**

5. **APPOINTMENT OF RECORDING SECRETARY**

A. **MOTION by Phil Carter and seconded by John Boehrer to appoint Lisha Klaiber as recording secretary. Motion passed unanimously.**

6. **DESIGNATION OF NEWSPAPER OF RECORD**

- A. Phil Carter advised that the previous newspapers of record were THE VERMONT JOURNAL and THE RUTLAND HERALD (as back-up).
- B. **MOTION by Julie Nicoll and seconded by Linda Petty to keep this the same. Motion passed unanimously.**

7. **ESTABLISH MEETING DATES AND TIMES**

- A. Previous DRB meeting schedule was to hold regular meetings at 6:00 p.m. on the second Monday of each month and alternate dates on the 4th Monday of the month.
- B. **MOTION by Richard Harrison and seconded by Linda Petty to keep the schedule the same. Motion passed unanimously.**

8. **ADOPT RULES OF PROCEDURE**

- A. Phil Carter advised that the DRB has, in the past, adopted a set of Rules of Procedure. He asked if anyone had any changes or suggestions. There were none.
- B. **MOTION by John Boehrer and seconded by Linda Petty to re-adopt the Rules of Procedure as written. Motion passed unanimously.**

9. **ADJOURN**

- A. **MOTION by Phil Carter and seconded by Linda Petty to adjourn the special meeting. Motion passed unanimously.**
- B. **Phil Carter adjourned this special meeting at 6:00 p.m.**

REGULAR MEETING OF THE LUDLOW DEVELOPMENT REVIEW BOARD

1. **CALL TO ORDER**

- A. Meeting opened at 6:00 p.m. by Phil Carter. All members present.

2. **OPEN THE PUBLIC HEARING FOR JOSEPH KAUFMAN**

- A. Phil Carter advised that this is an application to amend a Planned Residential Development Permit to allow for a mudroom addition. The property is located 261 Okemo Trailside Extension, 28A Trailside Iroquois, in the Mountain Recreational District
- B. Rose Goings advised that this is application 128-98-PRD, Amendment #42. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board on June 23, 2014, advertised in THE VERMONT JOURNAL on June 25, 2014 and abutting property owners were notified on June 23, 2014. Rose Goings explained that in conformance with the new state Open Meeting Law, we are now posting at Berkshire and the Post Office in addition to the town hall boards.
- C. Phil Carter administered the oath to all wishing to speak at this hearing.

- D. Peter Alberti this is the same mudroom enclosure as ones previously done. The applicants wish to enclose the existing deck to make a mudroom.
- E. Phil Carter asked if the footprint would be the same.
- F. Peter Alberti said yes.
- G. John Boehrer asked if there would be any differences.
- H. Peter Alberti said no. The drawings have been approved by the homeowners' association.
- I. Phil Carter asked if they put in a new foundation under it.
- J. Peter Alberti said yes.
- K. **MOTION by Julie Nicoll and seconded by Linda Petty to close this hearing. Motion passed unanimously.**

3. **OPEN THE PUBLIC HEARING FOR LUDLOW HOUSING ASSOCIATION**

- A. Phil Carter advised that this is an application to amend a Planned Unit Development Permit to revise the previous permit from tearing down an eight (8) unit building to tearing down a three (3) unit building. The property is located at 140 Rublee Lane in the Town Residential Commercial District
- B. Rose Goings advised that this is application 097-95-PUD, Amendment #3. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board on June 23, 2014, advertised in THE VERMONT JOURNAL on June 25, 2014 and abutting property owners were notified on June 23, 2014.
- C. Phil Carter administered the oath to all wishing to speak at this hearing.
- D. Rich Wickman advised that the only change to the permit will be to retain the 8-unit building and tear down the 3-unit building. There are no other changes. The amendment was recently approved by Act 250.
- E. Phil Carter asked if all other pieces are the same.
- F. Rich Wickman said the will remove the existing storage unit and relocate the storage unit building where the 3 unit building is currently located. There will be 22 units – one for each apartment. There will be a 25' x 25' playground also located where the 3 unit building was.
- G. Phil Carter asked, other than the storage building, is anything else different.
- H. Rich Wickman said the playground and green area.
- I. Glenn Heitsmith asked why they are tearing down apartments to put up storage units.
- J. Phil Carter said that in the hearings for the original permit, the applicants noted that the buildings are in abysmal condition. The new owners went this way to rehabilitate all of the apartments, including energy efficiency and new windows, clean up the interiors. Originally, they were going to tear down the 8-unit building, this application is to leave the 8 unit building and tear down the 3 unit building. None of the residents will be moved offsite.
- K. Glenn Heitsmith asked if the storage building will be higher than the flood standards.
- L. Rich Wickman said it would be on a plateau that is higher.
- M. Phil Carter said it is not in the floodway or flood plain.
- N. **MOTION by John Boehrer and seconded by Richard Harrison to close this hearing. Motion passed unanimously.**

4. **OPEN THE PUBLIC HEARING FOR LUDLOW HOUSING ASSOCIATION**

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- A. Phil Carter advised that this is an application to amend a Local Act 250 Act 250 Permit to revise the previous permit from tearing down an eight (8) unit building to instead tearing down a three (3) unit building. The property is located at 140 Rublee Lane in the Town Residential Commercial District
 - B. Rose Goings advised that this is application 409-14-Act 250, Amendment #1. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board on June 23, 2014, advertised in THE VERMONT JOURNAL on June 25, 2014 and abutting property owners were notified on June 23, 2014.
 - C. Phil Carter administered the oath to all wishing to speak at this hearing. He said that this hearing addresses impact on schools, municipal services and conformance to the town plan.
 - D. Rich Wickman said that in his letter, he explained that there would not be an impact on education or municipal services. Any change would be to lessen the impact. There is no change in the overall conformance to the town plan. It is a residential development in a Residential/Commercial District.
 - E. **MOTION by Linda Petty and seconded by Richard Harrison to close this hearing.**
Motion passed unanimously.

5. **OPEN THE PUBLIC HEARING FOR MICHAEL AND AMY O'NEIL**

- A. Phil Carter advised that this hearing for consideration of the supplemental evidence for a Flood Hazard Review in the Lakes District. Property is located at 75 Fishing Access Road.
- B. Rose Goings advised that this is application 379-14-FRH, Amendment #1. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board on June 23, 2014, advertised in THE VERMONT JOURNAL on June 25, 2014 and abutting property owners were notified on June 23, 2014.
- C. Phil Carter administered the oath to all wishing to speak at this hearing.
- D. Larry Slason explained that the applicants wish to provide additional information regarding the garage with the second floor living space that is attached to the home. The property is located in the flood plain. Ludlow adopted new Flood Hazard Regulations. We have provided an elevation certification from Ralph Michael dated June 27, 2014. We have provided a Summary description of costs dated May 9, 2014 showing the costs of the project to be \$93,925, including estimates and 8 pages of drawings. Tonight, we are also submitting drawings that show the Base Flood Elevation (BFE) on each drawing. We have submitted a copy of a letter from Josh Carvajal -VT Department of Environmental Conservation Watershed Management Division to Rose Goings dated July 7, 2014. He has made recommendations that we agree with. These include design and anchored to prevent flotation, collapse or lateral movement of the structure during the occurrence of the base flood, construction with materials resistant to flood damage per FEMA technical bulletin 2-08, construction with methods and practices that minimize flood damage, construction with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed or located to prevent water from entering or accumulating during flood conditions and also that the project be re-inspected after construction and the FEMA Elevation Certificate be reissued. We are also submitting tonight copies of a site plan dated July 8, 2014 by Ralph Michael showing the 2nd floor elevation above BFE. WE have also prepared and submitted Proposed Findings of Fact dated July 14, 2014 showing the BFE. It states that the building is a 2 story garage that is 23'6" x 28'6". It is designated Flood Plain zone AE and the Ludlow Flood Hazard Regulations do apply. This project will meet the Ludlow Flood Hazard and FEMA regulations. As per Article 6 Section 610.6, the regulations require that documents be provides showing elevations, floor plans, a certificate of elevation,

detailed cost estimates and construction drawings. These have been provided. The BFE at the site is 1,050 feet. The garage elevation ranges from 1045.2 to 1,046.4. It will have concrete sidewalls. The 2nd floor living area will have a BFE of 1,057.8 feet. The construction materials will comply with Ludlow and FEMA regulations and be resistant to flood damage and are listed in the guide and ranked Class 4 and 5. They will include concrete, PVC, pressure treated stairs with tile, and vinyl clad materials. All to conform to FEMA technical data. Electrical service will be run to the 2nd floor of the garage from the 2nd floor of the house. Any other services will be more than 1 foot above BFE. The garage has been designed with flood vents beneath it for flow of waters. There will be no changes to the existing water or septic system. He then addressed whether this would be considered a substantial improvement. To be considered substantial improvement, the costs must exceed 50% of the market value of the existing home. For this project the cost data shows the improvement to be 48.8%. There is a detailed cost breakdown from Gassetts Group. The total costs for the project will be \$93,925 and the value of the house, less depreciation is \$192,507. In his letter to Rose Goings, Josh Carvajal agrees with these findings. The property has frontage on Fishing Access Road and the garage will provide 2 parking spaces, with additional parking on the driveway. There will be hedges, screening and landscaping. For the Conditional Use, there will be no increase on Municipal services and the house and garage will be consistent with the Lakes District area. The frontage, depth and setbacks are within district guidelines. The additional will meet energy standards. He noted that on the Findings of Fact review #2, there was an error. The second floor will be 7'4" above BFE, not 7'8". He said that the applicant requests that if the additional evidence is adequate for the board to approve this permit, they would like to begin work as soon as possible.

- E. Phil Carter asked if they would like an Up/Down vote.
- F. Rose Goings asked what would happen to the Environmental Court case if this is approved.
- G. Larry Slason said if approved, they would withdraw the case and it would be a moot point.
- H. Phil Carter asked the board to consider if this evidence satisfies the 50% or less criteria. He polled the members of the board. They all agreed that it did. He called for an Up/Down vote.
- I. **VOTE was approved, unanimously.**

6. **OPEN THE PUBLIC HEARING FOR CASEY HODGE**

- A. Phil Carter advised that this hearing is an application for an amendment to a Conditional Use Permit to change the use from a video store and offices to a Laundromat, t-shirt shop, tattoo shop and offices. The property is located at 6 Andover Street in the Village Residential Commercial District.
- B. Rose Goings advised that this is application 286-05-CU, Amendment #1. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board on June 23, 2014, advertised in THE VERMONT JOURNAL on June 25, 2014 and abutting property owners were notified on June 23, 2014.
- C. Phil Carter administered the oath to all wishing to speak at this hearing.
- D. Casey Hodge advised that there are 5 units in the building. It was a video store and offices, and at one time the video store location was a Laundromat and there is drainage there. Jeff Svec from the State offices in Springfield is helping with the design. The tattoo shop will be in the back office. There will be a handicapped ramp.
- E. Phil Carter asked if there would be changes to the exterior.
- F. Casey Hodge said they would repair the outside of the building and it would match Cook's Cupboard and Lamere Square. There would be new lighting and signs.
- G. Linda Petty asked what kind of exterior lights.

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- H. Casey Hodge said to light the signs and parking.
 - I. Phil Carter said that they need a separate permit for signs and they are not included in this hearing. He asked about parking.
 - J. Casey Hodge said there are 5 spaces, plus the handicapped space in the front, 7 in the back and 3 on the side.
 - K. John Boehrer asked if all of the offices share a corridor.
 - L. Casey Hodge said that the t-shirt shop and Laundromat would have exterior exits. The plumbers will put in 2 doors in the back. He explained that they have met with Landon Wheeler from the Fire Marshal's office and per his request, the doors will be fire rated and self-closing with alarms.
 - M. Phil Carter noted that Chief Billings stated in his letter that he would like alarms in each business.
 - N. Casey Hodge said they are working with Countryside Alarms on that along with surveillance.
 - O. Rose Goings noted that from the letter from Chief Kolenda, he said that this project would not have an impact on his department, but he would like them to have 1 hour fire wall between all businesses and between the hall and all units. The chief also noted that a permit is required from the Division of Fire Safety. She also noted that the Ambulance department said there is no direct impact on their department, but they request that there be adequate space at all times for appropriate entering and exiting for emergency personnel and equipment.
 - P. **MOTION by Richard Harrison and seconded by Julie Nicoll to close this hearing. Motion passed unanimously.**

7. **OPEN THE PUBLIC HEARING FOR SHIRLEY HOLDEN**

- A. Phil Carter advised that this hearing is an application to allow for an apartment above an existing garage. The property is located at 511 South Hill Road in the Town Residential District.
- B. Rose Goings advised that this is application 418-14-CU. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board on June 23, 2014, advertised in THE VERMONT JOURNAL on June 25, 2014 and abutting property owners were notified on June 23, 2014. She said that letters have been received from Police, Fire and Ambulance departments.
- C. Phil Carter administered the oath to all wishing to speak at this hearing.
- D. Shirley Holden advised that there has been an apartment there for years and it was never permitted. She wants to be compliant. She said that Landon Wheeler has been there and given her a list of things that need to be completed, in the apartment within 90 days.
- E. Phil Carter asked if she is making any changes to the apartment.
- F. Shirley Holden said no. She said that Landon Wheeler requires 2 one hour fire doors at either end of the hallway, hard wired smoke detectors, and egress windows in each bedroom. She added that there are also things that must be done in her house, but she has 1 year to get them done.
- G. Phil Carter noted that in his letter, Chief Kolenda also requires fire extinguishers.
- H. Shirley Holden said that she has that letter.
- I. Phil Carter read from the Fire Safety Report and they require smoke and CO detectors that are hard wired, 1 egress window with at least a 5.7 square foot opening, self-closing, self-latching 45 minute rated B label doors.
- J. Shirley Holden said that she got 90 minute doors.
- K. **MOTION by John Boehrer and seconded by Richard Harrison to close. Motion passed unanimously.**

- L. Shirley Holden asked how long it would take to hear from the board.
- M. Rose Goings said 1 to 2 weeks.

8. **OPEN THE PUBLIC HEARING FOR RANDALL S. WALTER**

- A. Phil Carter advised that this is an application to raze the existing single family residence and build a new single family residence that does not meet the road setback. The property is located at 6 Titcomb Lane in the Mountain Recreation District.
- B. Rose Goings advised that this is application 421-14-VA. Posted in the Town Hall, Berkshire Bank and Post Office bulletin boards June 23, 2014, advertised in THE VERMONT JOURNAL on June 25, 2014 and abutting property owners were notified on June 23, 2014. She said that letters have been received from Police, Fire and Ambulance departments.
- C. Phil Carter administered the oath to all wishing to speak at this hearing.
- D. Randall Walker said that his goal is to take down the existing house, and replace it with a 3 bedroom house, extending it up and out. The site has a unique conformation, being a corner lot, with a brook on one side and rugged topography. He said that he has provided a site survey by Joe DiBernardo. He has also submitted a proposed site and home plans. He addressed the reasons why this qualifies for a variance. The property has an irregular shape and it shallow. Setbacks for corner lots must be 55 feet. On the Titcomb side, it is 50 feet to the top of the bank and almost nothing would comply. There are significant drainage problems, proximity to the brook and drainage from above from Titcomb. The elevation of the proposed structure is below Ludlow maximum height standard. He would like to put in a turn-around driveway as it would give safer access and there is limited geometry. There is a 22 foot vertical transition in the natural topography. This hardship was not created by the applicant. There is a corner lot setback and brook set back limiting the locations for a home. The character of the area is Mountain Recreation and the new building will be similar and have similar ridgelines. Two abutters have seen the drawings. The proposed home will still be one of the smallest on the street. Most of the other homes have 4 bedrooms. This is the minimum relief. They will put in a foundation and go up by a story and a half. The house is listed on the tax roll as 1 bedroom, but it is actually 2 and meets no headroom or egress codes. He will install hard wired smoke and CO detection.
- E. Phil Carter asked when the existing A-frame was built.
- F. Randall Walker said around 1961.
- G. Jon Titcomb said it was built in 1961.
- H. Phil Carter said that for the record, the house was built prior to Ludlow Zoning Regulations.
- I. Randall Walker said the 1st floor will extend out, no closer to Titcomb Lane than the current house. He is just going up and down.
- J. Phil Carter asked if the entrance to the A-frame is in the back of the building.
- K. Randall Walker said there will be a new side entrance with walkway on the NW side. There was a deck there at one time.
- L. Phil Carter asked about parking when the project is done.
- M. Randall Walker said 3 spaces. He said there will be a considerable amount of fill needed. They will use the existing curb cut and a new one.
- N. Rose Goings said they would need to apply for additional access permit.
- O. Randall Walker said he had done that.
- P. Rose Goings asked, if the horseshoe access is not granted, would that change the design of the house.
- Q. Randall Walker said no, but it is hard to back out of the driveway.

- R. **MOTION by Linda Petty and seconded by John Boehrer to close this hearing. Motion passed unanimously.**

NOTE: THE NEXT 2 HEARINGS WILL BE OPENED AND ADDRESSES CONCURRENTLY.

9. **OPEN THE PUBLIC HEARING FOR OKEMO LIMITED LIABILITY COMPANY**

- A. Phil Carter advised that this is an application to consider a Conditional Use permit replace the existing North Star Express Quad chairlift with a new chairlift and to construct a chair storage building. Project is located on Mountain Road in the Mountain Recreation District. He advised that the DRB would address this hearing and the next hearing for Local Act 250 review concurrently.
- B. Rose Goings advised that this is application 422-14-CU. Posted in the Town Hall bulletin boards June 23, 2014, advertised in THE VERMONT JOURNAL on June 25, 2014 and abutting property owners were notified on June 23, 2014.

10. **OPEN THE PUBLIC HEARING FOR OKEMO LIMITED LIABILITY COMPANY**

- A. Phil Carter advised that this is an application for Local Act 250 Review to replace the existing North Star Express Quad chairlift with a new chairlift and to construct a 66' x 122' chair storage building. The project is located on Mountain Road in the Mountain Recreation District.
- B. Rose Goings advised that this is application 419-14-Act 250. Posted in the Town Hall bulletin boards June 23, 2014, advertised in THE VERMONT JOURNAL on June 25, 2014 and abutting property owners were notified on June 23, 2014. Rose Goings advised that all required letters are in for these hearings.
- C. Phil Carter administered the oath to all wishing to speak at these 2 hearings.
- D. Ted Reeves said that the project is to replace the existing quad with a 6 passenger chair with bubble. This will increase guest comfort. The timing for this project is very tight and it has compressed time. The project is important to Okemo, the guests and to the town. He is asking for an Up/Down vote if it would be the board's pleasure. Even with that and the 30 day appeal period, Okemo is willing to take the risk to start construction now.
- E. Mike Dolan said they want to replace a 20 year old lift. He distributed pictures of the proposed new lift. He said that it will have the same line as the existing lift and be in the same approximate location. The difference is that the chairs must be stored inside when they are not in use. They propose to construct a building adjacent to the bottom terminal. The building will be 66' x 122' and the size of the building is dictated by the chair racking system in the building. The height of the building will be 28.5'. The building will serve 3 other functions; there will be a ticket sales counter in the corner, there will be a grip room where technicians can make repairs and there will be storage upstairs. The ticket room and grip room will be heated, but the rest of the building will not. There will be high efficiency down lighting, the minimal lighting allowed by Fire Safety. There will not be water or sewer facilities in the building. Letters are in from Fire, Police and Ambulance departments. They indicate that Okemo will be the first responders and the town department would help if they are able. Landon Wheeler has approved the mezzanine for storage and said that it may not exceed 33% of the building. There must be a second egress on the first floor and no sprinkler is needed.

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- F. Ted Reeves said that the building is an entirely wood structure. There will be a dirt floor, except for the ticket room where there will be a concrete floor. The building will be basic. It will be at the bottom to the left of the south side.
- G. Phil Carter asked what they meant by grippers.
- H. Ted Reeves said they are devices that open and close to hold the chair and let the chair loose from the cable. When the chair goes in the building, it comes off the cable, then goes on tires and rolls thru the building then as they leave the building they go back on the cable.
- I. Linda Petty asked if the chairs were more susceptible to wind.
- J. Ted Reeves said they do move with the wind, but not as much when the bubble is closed. The bubble can be left open or closed during the ride and the seats are padded.
- K. Linda Petty asked if the staff require more training for evacuation.
- L. Ted Reeves said the lift and ski patrol personnel are trained and it is no more complicated than the chairs at Killington, Stratton or Stowe.
- M. Phil Carter asked about the stanchions going up the hill.
- N. Mike Dolan said the entire lift structure will be moved and new poles put in, new towers and crossbars. There were 2 stanchions that were found to be in sensitive areas and we will try to save them. We also will be adding two more stanchions.
- O. Ted Reeves advised that they have received their Act 250 permit from the state and are working on the storm water permit.
- P. Linda Petty asked about the weight limit on a chair.
- Q. Ted Reeves said they are capable of holding 6 full sized adults at 300+ pounds with equipment.
- R. Richard Harrison asked if there would be fire extinguishers in the building.
- S. Ted Reeves said yes.
- T. Phil Carter asked how they heat the ticket booth.
- U. Ted Reeves said propane. That is how they heat all of the shacks.
- V. Phil Carter asked if Landon Wheeler required any fire rating.
- W. Ted Reeves said that code would probably require 2 hour rating, but Landon Wheeler did not mention it. They will follow codes.
- X. Linda Petty asked if they would be blasting.
- Y. Ted Reeves said yes, they have plans and a contractor.
- Z. Rose Goings asked how long it takes to load the chairs into the building.
- AA. Ted Reeves said ½ hour to 45 minutes.
- BB. Mike Dolan said it takes 10 to 12 guys.
- CC. Linda Petty asked if they put people on right away in the morning.
- DD. Ted Reeves said no, they do a safety check first, then load passengers.
- EE. Glenn Heitsmith asked if the cost was substantial.
- FF. Ted Reeves said yes.
- GG. Phil Carter said that they are not required to disclose costs.
- HH. Glenn Heitsmith asked about other lift projects in the wind.
- II. Phil Carter said that is not germane to this hearing.
- JJ. Mike Dolan began to address the Local Act 250 portion. He said that they have already gone through ANR and Fisheries. Now, only the state storm water permit is required.
- i. Education – Mike Dolan advised that at this time, no additional permanent employees will be hired. There may be some temporary employees hired for construction. With that, there will not be any additional students going to the school resulting from this project.
 - ii. Municipal Services – Mike Dolan advised that Fire, Ambulance and Police departments have all written that this project will not put an additional burden on

- those departments. There will not be an impact on water, sewer, road maintenance or other municipal services.
- iii. Conformance to Town Plan – Mike Dolan noted that this is an outdoor recreation area that includes skiing and golf.
 - iv. Ted Reeves said that the Mountain Recreation District includes resorts, ski area and the additional lift is germane to this resort.
 - v. Phil Carter asked if the temporary employees would be local or through an agency.
 - vi. Ted Reeves said that most of the temporary workers are local, but there are also some from outside the area. They are here for 80- 90 days then return to their countries. The year round staff averages about 250 people in the summer and 1,400 plus in the winter. Local temporary employees come from Ludlow, Cavendish, South Windsor County, North Windham County, Bellows Falls, Springfield, Walpole, Rutland and Mount Holly.
- KK. Glenn Heitsmith asked if they would bring in helicopters for the project.
- LL. Ted Reeves said they would bring in helicopters and there would be all kinds of stuff flying. There is an issue of the speed to complete the project. They may have a sky crane. He said that one possible problem would be forest fires out west and the helicopters would be commandeered for them.
- MM. Glenn Heitsmith asked the target completion date.
- NN. Ted Reeves said they would like it to be the Saturday before Thanksgiving, but maybe early December.
- OO. Phil Carter asked the board if they want to do an Up/Down vote for both hearings.
- PP. The board agreed.
- QQ. Phil Carter called for the vote on both hearings.
- RR. **VOTE was approved, unanimously.**
- SS. Ted Reeves thanked the board for their consideration and noted that this is a huge project and they want to begin as soon as possible. He added that no rewards were offered to anyone in the municipality.

11. **REVIEW MINUTES**

- A. Phil Carter advised that the minutes to be reviewed are from the meeting of June 9, 2014, but that he had not reviewed them.
- B. Julie Nicoll noted that on page 1, Item 3B should read "...still under oath" not under other.
- C. Linda Petty noted that on page 2, Item 3C, last line should read "addressed" not addresses.
- D. Julie Nicoll noted that on page 3, Item R should read "they would use what is there."
- E. Linda Petty noted that on page 7, Item 9D, should read "Benson's is the oldest continually, family owned Chevrolet dealership in Vermont."
- F. Linda Petty noted that on page 8, Item 10C, should read, "Access will be around the building.." not Access with.
- G. Julie Nicoll noted that on page 11, Item OOOO should read, "Gretchen Alexander from the State ANR department of Fluvial Erosion."
- H. **MOTION by Julie Nicoll and seconded by Linda Petty to approve the minutes from June 9, 2014 as corrected. Motion passed unanimously.**

12. **OTHER BUSINESS**

- A. **Okemo Limited Liability – OMARA Building Permit Extension**

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- i. Ted Reeves explained that last year, on July 15th, he had come before the DRB for a permit to for the OMARA Building. He understands that work must begin within one year. He is here to request a one year extension on that permit.
 - ii. **MOTION by Phil Carter and seconded by Linda Petty to extend the OMARA Building permit for one year until July 14, 2015. Motion passed unanimously.**
- B. Names of People Who are Sworn In
- i. Linda Petty suggested that the board should list the names of the people who are sworn in to speak at each hearing.
 - ii. Phil Carter said they could ask people their names when they are sworn in.
 - iii. Rose Goings said that not everyone is an Interested Party and if they are not, maybe they should not testify,
 - iv. Linda Petty said that she is interested in who raises their hands to speak. We need to identify the people for possible court cases in the future.
 - v. Phil Carter said if someone has questions, they are interested and the town is small enough that everyone should be allowed to speak if they come to a meeting.
 - vi. Rose Goings said that she is concerned because of 70 Main. The person who appealed the decision did not have party status.
 - vii. Phil Carter said that he cannot determine if someone has party status or not. Judges make that decision based on legal criteria. We do have the ability to limit conversations if people are rehashing the same information.
 - viii. Rose Goings said we have to protect the applicants from appeals made by non-interested parties.
 - ix. Phil Carter said we don't know who has status. Let the judges make that decision. He would rather do that than to deny a person with party status the right to speak.

13. **ADJOURN**

- A. **MOTION by John Boehrer and seconded by Linda Petty to adjourn this meeting. Motion passed unanimously.**
- B. Meeting adjourned at 7:37 p.m.

Respectfully submitted,

Lisha Klaiber

Phil Carter, Chairman

Julie Nicoll

John Boehrer

Linda Petty

Richard Harrison