

**Development Review Board
Meeting Minutes
November 26, 2012**

Members Present: John Boehrer, Vice-Chairman, Julie Nicoll, and Richard Harrison

Members Absent: Phil Carter, Chairman, and Linda Petty

Others Present: Rosemary Goings, Clerk, Jerry Milligan, John Rourke, Kim Farrar, Ted Reeves, Mike Doran

Farmers Market – This is application no. 286-05-CU, amendment no. 1. This application was posted in the Town Clerks office and the Town Hall Bulletin Board on November 2, 2012 and in the Vermont Journal on November 7, 2012. Abutting property owners were noticed by first class mail on November 6, 2012. Jerry Milligan, Manager of the Ludlow Farmers Market was here to present the case.

1. The Farmers Market will be open from Mid November to March 2, 2013.
2. There are 12-13 vendors, but may have a maximum of 15 at one time.
3. According to the Division of Fire Safety only 49 people are allowed in the building at one time.
4. There is an entrance and exits on either end of the building for safety.
5. Each vendor has a six foot table and will enter into the room through the hallway door.
6. Vendors are responsible for removing their trash off the premise.
7. The building at 6 Andover Street has 6 parking spaces. They were given written permission from the bank to use their parking lot on Saturday and Vendors are required to park in the Municipal Parking lot. There is one handicap parking space, which has been required by the Division of Fire Safety.
8. Richard Harrison would like to see the lights on outside.
9. Hours of operation are from 9 am – 1 pm, Saturdays only.
10. No changes will be made to the exterior, other than the approved sign.

****MOTION BY JULIE NICOLL TO CLOSE THE HEARING, SECOND BY RICHARD HARRISON. ALL IN FAVOR, AND THE HEARING WAS CLOSED.**

Dormer – This is application no. 128-98-PRD, Amendment no. 33. This application was posted in the Town Clerks office and the Town Hall Bulletin Board on November 2, 2012 and in the Vermont Journal on November 7, 2012. Abutting property owners were noticed by first class mail on November 6, 2012. Josh Rourke was here to present the case.

1. The Dormer is located at the Trailside Algonquin condo, unit no. 13C.
2. This dormer was required because the loft area was found to be used as a bedroom.

3. The Division of Fire Safety has required the dormer be installed for fire safety purposes. A railing will also be installed.
4. Richard Harrison asked Josh Rourke if he thought there would be many more applications for dormers coming to the Board. Josh Rourke thought that there would be because the Fire Marshall is requiring these Safety measures and the condos need to be up to egress code.
5. The dormer design will meet the architectural style of the building.
6. Julie Nicoll asked what does it take to make the loft a bedroom and Rosemary Goings stated that they would need to apply for an extra bedroom in their sewer allocation.

****MOTION BY RICHARD HARRISON AND SECOND BY JULIE NICOLL TO CLOSE THE HEARING. ALL IN FAVOR AND THE HEARING WAS CLOSED.**

Okemo Mountain – This is application no. 374-13-CU. This application was posted in the Town Clerks office and the Town Hall Bulletin Board on November 2, 2012 and in the Vermont Journal on November 7, 2012. Abutting property owners were noticed by first class mail on November 6, 2012. Ted Reeves, and Mike Doran were present to present the case.

1. This application is to add four (4) gladed ski trails on Okemo Mountain. The project is located in the Mountain Recreation District.
2. Act 250 has approved the project.
3. The DRB has approved Local Act 250 (October 22, 2012).
4. Mike Doran stated that the trails are set up by taking the underbrush off the trails but cutting trees that are 2 to 3 inches in diameter and pushing the brush off to the side.
5. No heavy machinery will be used to make these trails. They have been used in the past by skiers.
6. No snowmaking on these new trails.
7. They will be giving them new trail names.
8. A couple of miles of trails will be added with these new trails.

****MOTION BY JULIE NICOLL TO CLOSE THE HEARING, SECOND BY RICHARD HARRISON. ALL IN FAVOR AND THE HEARING WAS CLOSED.**

Other Business – The Board accepted a letter from Ray Ahern to re-open the subdivision hearing for further evidence. The next hearing will be on January 14, 2013.

Minutes – The Board decided to wait to approve the minutes from the previous meeting until the recording secretary was present.

****MOTION BY JULIE NICOLL AND SECOND BY RICHARD HARRISON TO CLOSE THE DEVELOPMENT REVIEW BOARD MEETING AT 6:22 P.M.**

Respectfully Submitted,
Rosemary Goings, Clerk for the Development Review Board.