

**DEVELOPMENT REVIEW BOARD
MINUTES**

October 24, 2016

MEMBERS PRESENT:

Phil Carter, Chairman
John Boehrer

Richard Harrison
Julie Nicoll

Linda Petty

STAFF PRESENT:

Rose Goings

OTHERS PRESENT:

Lauren Baker
Andrew Becker
Cory Frehsee

Don Jewett
Patricia Masciarelli
Larry Slason

Ted Reeves
Ed McEaney – LPCTV
Lisha Klaiber, Recorder

I. CALL TO ORDER

1. Meeting opened at 6:00 p.m. by Chairman, Phil Carter. All members present, except Richard Harrison, who arrived later.

II. RE-OPEN THE RECESSED PUBLIC HEARING FOR ALAN GORALNIK AND IRIS SIMON

1. Phil Carter advised that this is an application to subdivide a lot into 2 separate lots that was recessed from the DRB meetings on August 8, 2016 and September 12, 2016. The project is located at 142 North Ridge Road in the Town Residential District. It is application SUB17-001. He said that the hearing had been recessed for receipt of the Waste Water Permit from the State. He noted that Mr. Goralnik and Ms. Simon are not present.
2. Rose Goings said that she has tried to contact Steve Mongeon, but was not able to. She said that she has not received the permit from the state and has not received anything from Mr. Mongeon.
3. **MOTION by John Boehrer and seconded by Linda Petty to recess this hearing, until November 14, 2016 pending receipt of Waste Water permit from the state. Motion passed unanimously.**

III. OPEN THE PUBLIC HEARING FOR LAUREN BAKER

1. Phil Carter advised that this is an application to amend a Planned Residential Development Permit to increase the square footage of an existing deck. The project is located at 97 Trailside Ext., Trailside Arapaho 15A Sachem, in the Mountain Recreational District.
2. Rose Goings advised that this is application 128-98-PRD, Amendment #58. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on October 3, 2016, advertised in THE VERMONT JOURNAL on October 5, 2016 and abutting property owners were notified on October 4, 2016.
3. Phil Carter administered the oath to all (Lauren Baker) wishing to speak at this hearing.
4. Lauren Baker advised that she applicant wishes to increase the size of an existing narrow deck this will make it in concert with other end units at Trailside.
5. Phil Carter noted that the board does have drawings.

6. Lauren Baker indicated on the drawings what she wishes to do. She pointed to the existing stairs and said they will be switched to the other side. The parking area will not be changed.
7. John Boehrer referred to the drawings and noted that the existing deck is about 18 feet long and the new deck will be 31 feet long. He asked if Lauren Baker is also lengthening the deck.
8. Lauren Baker said yes.
9. Phil Carter asked if this is a shared deck.
10. Lauren Baker said no, it is a private deck.
11. Julie Nicoll asked if other units have done the same thing.
12. Lauren Baker said she has been told that other units have done something similar, but she does not know of any of them.
13. **MOTION by John Boehrer and seconded by Julie Nicoll to close this hearing. Motion passed unanimously.**

IV. **OPEN THE PUBLIC HEARING FOR PATRICIA MASCIARELLI**

1. Phil Carter advised that this is an application to consider an amendment to a Conditional Use Permit for a change of use from previously permitted office space to a spa and yoga studio. The project is located at 110 Main Street in the Village Residential Commercial District.
2. Rose Goings advised that this is application 153-00-CU, Amendment #3. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on October 3, 2016, advertised in THE VERMONT JOURNAL on October 5, 2016 and abutting property owners were notified on October 4, 2016.
3. Phil Carter administered the oath to all (Patricia Masciarelli) wishing to speak at this hearing.
4. Patricia Marsciarelli said the upstairs would be a yoga studio and downstairs would be reception and body work.
5. Phil Carter asked if the existing building is finished.
6. Patricia Marsciarelli said yes.
7. Phil Carter verified that she wishes to change the permitted use from office space to a spa.
8. Patricia Marsciarelli said they would be doing massages and yoga.
9. Phil Carter asked if they would be changing the footprint in any way.
10. Patricia Marsciarelli said no.
11. Linda Petty asked hours of operation.
12. Patricia Marsciarelli requested 7:00 a.m. to 11:00 p.m., 7 days per week.
13. Linda Petty asked if there would be any changes to the outside lighting.
14. Leslie Blair said no.
15. Phil Carter advised Patricia Marsciarelli that she would need to go see Rose Goings for a sign permit.
16. **MOTION by John Boehrer and seconded by Linda Petty to close this hearing. Motion passed unanimously.**

V. **OPEN THE PUBLIC HEARING FOR SOUTH FACE VILLAGE @ OKEMO DEVELOPMENT CO., LLC.**

1. Phil Carter advised that this is an application to amend a Conditional Use permit to authorize a Certificate of Occupancy for Building C-2 (14 units) and future units as completed. The project is located on Trailside Road in the Town Residential and Mountain Recreation Districts.

2. Rose Goings advised that this is application 334-11-CU, Amendment #1, posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board, on the website and on the Post Office Bulletin Board on October 3, 2016, advertised in THE VERMONT JOURNAL on October 5, 2016 and abutting property owners were notified on October 4, 2016.
3. Phil Carter administered the oath to all (Larry Slason, Andrew Becker, Ted Reeves, Cory Frehsee, Don Jewett) wishing to speak at this hearing.
4. Larry Slason advised that his hearing is to request a CO for building C2. The original application was approved by the DRB on April 20, 2011. The project is the same. There are 208 units within 64 buildings. There will be 22 single family homes, 32 duplexes and 9 townhouse condominium buildings, along with 2 units in the owner base lodge. The Act 250 permit was issued on September 13, 2013. Construction has been sequenced. We started with the base area, the Southface quad chairlift and the main ski trail that connects with the Southface area at Okemo. The infrastructure is nearly complete. Building C2 is pre-sold and owners want to close by Thanksgiving. We will need the CO. We are requesting that the Zoning Administrator, Rose Goings, issue the CO when the infrastructure is complete and has been approved by the Fire Marshal as being suitable and safe. This is consistent with previous DRB practice for the Jackson Gore project.
5. Andrew Becker advised that they have sold 14 units in C2 building, and the ski lift is in and operating. The snowmaking is in, water, sewer and wells are all in. They have started construction of the 2nd building, C3 and some of those units are also sold. He said that construction has gone well. He also said that the buyers in C2 wish to be in by Thanksgiving.
6. Phil Carter asked, as you are looking up the hill, there appears to be blasting.
7. Andrew Becker indicated the area on the drawing and said they blasted to make room for the next buildings, but are not building them, yet.
8. Larry Slason referred to the drawing and indicated the north, south and emergency entrances. He said the emergency entrance was constructed in conformance with requirements of the Ludlow Fire Department. The Waste Water is connected to the Village treatment facility. Sewer pipes are in the ground and connections to C2 go to the ROW of Trailside Road at the north entrance will be made on Wednesday. Water is supplied by 3 bedrock wells that are constructed. The water tank was moved from the original location on the drawings as per conditions of Act 250. There will be 200,000 gallons available. This is fully operational. Pressure Testing, chlorination and bacteria sample testing will be done within the next few days. The building is fully sprinkled, including the basement and the fire department connections are done. He added that he does not think that water pressure will be an issue. As per Act 250, a second fire hydrant was added by C2. The quad chairlift and main ski trail are in and snowmaking is fully operational. The storm water retention procedures are in place. Everything will be fully operational by the end of next week. If we certify to Rose Goings that everything is fully operational and that all testing is complete and satisfactory and that the Fire Marshal has inspected and approves the building, then we would request that the Zoning Administrator issue a conditional CO.
9. Phil Carter said that this is an active construction site, will there be safeguards in place for occupants.
10. Andrew Becker said construction around the building will be done by the time the building is occupied. We will close off the rest of the construction work by December and the cold weather.
11. Don Jewett said that after the ski season, there will be a pedestrian plaza and new construction will be by the next building. He said that Peter Kolenda requested that the area be plowed this winter.
12. Phil Carter asked about trucks routed off West Hill Road.

13. Don Jewett referred to the drawing and indicated that trucks would enter at the main entrance and be routed around the outside road, not by C2. There will be temporary construction roads by the new buildings.
14. Cory Frehsee said that a new site plan will be developed for the construction areas for next summer. He said there will be additional fencing and flagging.
15. Julie Nicoll asked about the gates.
16. Andrew Becker said they will hold off on them during construction. There won't be any this winter. There will be one at the emergency entrance and 2 others as shown on the drawing.
17. Phil Carter asked if the estimated completion is Thanksgiving.
18. Andrew Becker said yes. He added that they are selling the units fully furnished, so he has to get everything in place. He wants to start that process by the 1st or 2d week in November.
19. Phil Carter said after the Fire Marshall inspects the building, then they should contact Rose Goings and she will go through her checklist.
20. Larry Slason said that is the plan.
21. John Boehrer said it is a well presented and impressive site.
22. **MOTION by John Boehrer and seconded by Julie Nicoll to authorize the Zoning Administrative Officer to issue a CO upon presentation of certification of completion of the infrastructure and final inspection of the Fire Marshal and to close this hearing. Motion passed unanimously.**
23. Phil Carter said that the board will be giving Rose Goings the green light to go through her checklist once the applicants have supplied her with this.
24. Andrew Becker advised that they understand the financial obligations to the town after construction, such as sewer and fire departments and the Enterprise Fund.

VI. **APPROVE MINUTES**

1. Phil Carter advised that the minutes to be reviewed are from September 12, 2016.
2. Julie Nicoll noted that on page 1, item II3, should read "...and if he included..."
3. Linda Petty noted that on page 2, item II14, should read "...If the system fails..."
4. Phil Carter noted that on page 2, item II27, should read "...without confirming what flow is there."
5. John Boehrer noted that on page 3, item II56, should read "...when everyone is there."
6. Linda Petty noted that on page 4, item II74 (A)(iii), should read "...closed off from the remainder of the residence for privacy;"
7. Julie Nicoll noted that on page 4, item II80, should read "...what if we attached it (the cabin.)..."
8. Phil Carter noted that on page 6, item V7, should read "...have the sign out 90° out from the building."
9. Phil Carter noted that on page 7, item V25, should read "We can only look at those criteria."
10. Phil Carter noted that on page 8, item VI/VII8, should read "...storm water protection at that site."
11. Julie Nicoll noted that on page 9, item VI/VII, item 33 and 34 are repeats of 31 and 32 and should be deleted.
12. **MOTION by Julie Nicoll and seconded by Phil Carter to approve the minutes from September 12, 2016 as corrected. Motion passed unanimously.**

VII. **OTHER BUSINESS**

1. Permits from Last Meeting

- a. Trailside – approved
 - b. Blair – approved
 - c. Lechthaler - denied
 - d. IMERYS - approved
2. Next Meeting
 - a. November 14, 2016 at 6:00 p.m.

VIII. **ADJOURN**

1. **MOTION by Phil Carter and seconded by Linda Petty to adjourn. Motion passed unanimously.**
2. Meeting adjourned at 6:43 p.m.

Respectfully submitted,

Lisha Klaiber

Phil Carter, Chairman

Julie Nicoll

John Boehrer

Linda Petty

Richard Harrison