

**DEVELOPMENT REVIEW BOARD
MINUTES**

September 10, 2018

MEMBERS PRESENT:

John Boehrer, Vice Chair Linda Petty
Julie Nicoll Dana Wilson

MEMBERS ABSENT:

Phil Carter

STAFF PRESENT:

Rose Goings

OTHERS PRESENT:

Peter Alberti Ed McEneaney – Okemo Valley TV
Josh Rourke Lisha Klaiber, Recorder

I. CALL TO ORDER

1. Meeting opened at 6:00 p.m. by Vice Chairman, John Boehrer. Phil Carter absent.

II. OPEN THE PUBLIC HEARING FOR ROBERT AND SAMANTHA HAMMER

1. John Boehrer advised that this is an application to consider an amendment to a Planned Residential Development Permit to allow for a mudroom addition. Property is located at 182 Okemo Trailside Extension, Unit 42A Sagem in the Mountain Recreation District.
2. Rose Goings advised that this is application 128-98-PRD, Amendment #61. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on August 13, 2018, advertised in THE VERMONT JOURNAL on August 22, 2018 and abutting property owners were notified on August 13, 2018.
3. John Boehrer administered the oath to all (Peter Alberti) wishing to speak at this hearing.
4. Peter Alberti advised that this is another of the mudroom enclosure projects. It will be the same as all previous projects. It is a standard drawing.
5. John Boehrer asked if there would be any changes to the existing space and any changes to the exterior.
6. Peter Alberti said only the mudroom walls.
7. John Boehrer asked if they have the permit from the Fire Marsha.
8. Peter Alberti said they have the permit.
9. John Boehrer noted that in the letter from Fire Chief Kolenda, he wrote that: “The interior of the mudroom must have a non-combustible wall surface. (i.e. sheetrock.)
10. Peter Alberti said it would be all dry wall with wood facing.
11. John Boehrer asked about a letter from the Police Chief.
12. Rose Goings said she has the letter.
13. Peter Alberti said that he will bring a copy of the Fire Marshal’s permit to Rose Goings.

14. **MOTION by Linda Petty and seconded by Dana Wilson to close this hearing. Motion passed unanimously.**

III. **OPEN THE PUBLIC HEARING FOR JOSH ROURKE**

1. John Boehrer advised that this is an application to consider an amendment to a Conditional Use Permit in the Ludlow Preservation District to change the permitted first floor apartment into office space. Property is located at 70 Main Street.
2. Rose Goings advised that this is application 179-01-CU, Amendment #4. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on August 13, 2018, advertised in THE VERMONT JOURNAL on August 22, 2018 and abutting property owners were notified on August 13, 2018.
3. John Boehrer administered the oath to Josh Rourke.
4. Josh Rourke advised that the building was recently (6 weeks ago) permitted to change the use of space from retail to a 2 bedroom apartment. He has since been contacted by an attorney who wishes to rent the space for an office.
5. John Boehrer asked if they would be converting it from commercial to apartment back to office.
6. Josh Rourke said yes. He added that there would be no internal or external changes.
7. Rose Goings said the request is for the space to go from one commercial unit to 2 offices.
8. Linda Petty asked if they would be retaining use of one of the offices.
9. Josh Rourke said the attorney would have both.
10. John Boehrer noted that the letter from the Ambulance Service requests that there be adequate space at all times for appropriate entering and exiting for emergency personnel and equipment both during and after construction. He asked if there would be any changes to the structure.
11. Josh Rourke said, no.
12. John Boehrer said that the letter from Fire Chief Kolenda requires that they must get a permit from the Fire Marshal.
13. Josh Rourke said he has spoken with the fire marshal and was told that they prefer the space to be used as office space and they will sign the permit.
14. Julie Nicoll said that any new signage would need a permit from Rose Goings.
15. **MOTION by Julie Nicoll and seconded by Linda Petty to close this hearing. Motion passed unanimously.**

IV. **APPROVE MINUTES**

1. John Boehrer advised that the minutes to be reviewed are from July 9, 2018.
2. **MOTION by Julie Nicoll and seconded by John Boehrer to approve the minutes from July 9, 2018 as presented. Motion passed unanimously.**

V. **OTHER BUSINESS**

1. Ted Reeves
 - a. Rose Goings advised that Ted Reeves is leaving Okemo and starting his own consulting/engineering firm.
 - b. Julie Nicoll said he was always great at DRB hearings.
 - c. John Boehrer said he was always very professional.

VI. **ADJOURN**

1. **MOTION by Julie Nicoll and seconded by Linda Petty to adjourn. Motion passed unanimously.**
2. Meeting adjourned at 6:11 p.m.

Respectfully submitted,

Lisha Klaiber

Phil Carter, Chairman

Julie Nicoll

John Boehrer

Linda Petty

Dana Wilson