

**DEVELOPMENT REVIEW BOARD  
MEETING AGENDA  
Monday, June 9, 2025  
6:00 p.m. - Hybrid Meeting**

**Topic: Ludlow Development Review Board - Hybrid  
Log-In Online 9 June 2025 at 17:45 Eastern Time (US and Canada)**

**Join Zoom Meeting: [Ludlow Development Review Board Zoom Link - June 9, 2025](#)**

**Meeting ID: 960 3551 7223**

**Passcode: 153190**

**MEMBERS PRESENT:**

George Tucker, Jr. - Chair	Phil Carter	Doug Sheehan (ZOOM)
John Boehrer	Julie Nicoll	

**STAFF PRESENT:**

Brendan McNamara	Rose Goings	Lisha Klaiber
Jarrold Jowdy		

**OTHERS PRESENT:**

Eric Alden - All	Suzi Farrantino - Mill	Brud Sanderson - Mill
Keith Arlund - GPI	Tom Frawley - GPI	Huseyin Sevincgil - GPI
Scott Baitz - All	Jim Gorman - Brookhaven	Jean Strong - GPI
Ben Bolen - GPI	Jim Lahey - Brookhaven	Sherry Tucker - All
Miles Bowen - Algonquin	Robert Malecki - Mill	Atta Ullah - GPI
Ned Bowen - GPI	Stacy Malecki - Mill	Andrew Valente - All
Gerry Dockum - All	Brian Porter - Mill	Serenity Wolfe - Mill
James Ellis - All	Mark Sammut - GPI	Yanni (?)

**I. CALL TO ORDER - Roll Call**

1. George Tucker, Chair, opened the meeting at 6:00 p.m., all members present

**II. CHANGES TO AGENDA**

1. No changes were needed

**III. RECESSED PUBLIC HEARINGS FOR GPI, Inc.**

1. George Tucker advised that this is an application for a Flood Hazard Review and to Amend a Conditional Use Permit for the following:
  - a. To construct a new retail motor fuel canopy with two dispensing islands (4 fueling locations) in the footprint of the auto parts store/repair garage (which was approved for removal in Conditional Use Permit #154-86/87-CU Amendment #2.)
  - b. To provide six additional parking spaces (for a total of 14), including one accessible parking space adjacent to an ADA compliant ramp to the building sidewalk
  - c. To relocate two 8 cubic-yard dumpsters to a concrete pad, screened with a six-foot high chain link fence with privacy slats suspended one foot above the concrete pad, as requested by the District Floodplain Manager.

This project is located at 129 Main Street in the Village Residential-Commercial District. He said that in September 2024, the property owner was given a permit to remove the former NAPA Auto Parts building and replace it with parking, plus the installation of new fuel tanks, pipes, and concrete for the Shell gas station. George Tucker, Jr. said that this hearing was recessed from the meeting on May 12, 2025

2. George Tucker reminded all who had spoken at the last hearing that they are still under oath. He administered the oath to Tom Frawley
3. Tom Frawley said they have updated the plans and made clarifications since the last meeting.
4. Huseyin Sevincgil referred to the Demo Plan and said that Kyle Menash had requested changes. Kyle Menash wanted an established in-fill line, no closer than 300 feet from the river. Huseyin Sevincgil said they located 2 other businesses down line and established a line and we pulled our development outside line and have moved the dumpster - it is now 2 feet from the in-fill line. We also move the new canopy forward for easier turning. We have added the sidewalks as requested by the DRB and have coordinated with VTRANS. VTRANS relocated the crosswalks in front with ramps. Our contractor will finish the sidewalks to our property lines. DRAINAGE - by moving the trash enclosure, it will not impact the floodplain. We have included a sediment/erosion control plan. There was one major concern at the last meeting - vehicular movement. We have had an engineer develop a Vehicle Turning Movement Plan that includes painting lines on the ground. Lighting - no change. Canopy Elevation Plan - we will include an 18" x 24" sign on the canopy NO TRUCK, TRAILERS OR DIESEL. The sign will be located on the canopy columns, above the dispenser. We discussed this with the Legion.
5. Tom Frawley said there is an access area and if people don't read the signs, we would provide an Emergency Only exit sign. The Legion was consulted. We will put signs on 2 posts that can be chained or coned off. The Legion will be able to use our parking lot for events
6. Huseyin Sevincgil said that he has spoken to Kyle Menash and Jarrod Jowdy regarding flood proofing the building. It has to be at least 2 feet above BFE. Currently, the building floor is at 998.68 and BFE is 997.5. We will flood proof up to 999.5 and provide information.
7. Keith Arlund asked how that would be 2 feet above BFE.
8. Huseyin Sevincgil said in a letter that BFE is 997.5, our finished floor is at 998.65 - that is already above BFE. We will flood proof up to 999.5. We will be pulling back the siding and flood proof. He said that we had a similar project in Richmond, VT and Kyle Menash reviewed it.

9. George Tucker, Jr. explained that if the improvements are at 51% or higher, they must meet floodplain standards. According to a document received on August 23, 2024, the costs were \$1,516,922.29
10. Keith Arlund referred to sheet 10 showing circulations and said it looks like an accident looking for a place to happen. It's a nightmare. There is no traffic flow indication.
11. Huseyin Sevincgil said this is a low speed facility.
12. Tom Frawley said there will be a comfortable amount of turning radius. We are a by-pass use and only capture traffic off the road. The additional pumps will be a safety release for traffic that had been waiting to get up to a pump. We don't want unsafe conditions on our lot and our insurance company also doesn't want issues.
13. Rose Goings said that the 18" x 24" signs are a problem. They are already at the sign limit and unless they remove some signage, they will be over. They can come back for a variance.
14. Tom Frawley said this would be a traffic directional sign.
15. Rose Goings said it would still be included in the signage square footage.
16. Huseyin Sevincgil said it would be an advisory sign.
17. Rose Goings said it is in the zoning regulations. All signs are included under our sign regulations.
18. George Tucker, Jr. asked about painting on the ground
19. Huseyin Sevincgil said they would be arrows.
20. Phil Carter referred to page 10 and 2 cars facing the river. He asked the distance from the right car to the parking spot next to the dumpster
21. Huseyin Sevincgil said 25 feet
22. Phil Carter asked about the distance from the new pump and the existing pump
23. Huseyin Sevincgil said 35 feet.
24. Rose Goings said that the first permit they received was to tear down the NAPA building for parking, put a bathroom in the convenience store, add new tanks, and add fill and landscaping. When you were told to stop work in specific areas of the new tanks in the flood area, why didn't you stop? You were in violation and need Flood Hazard Review
25. Tom Frawley said we knocked down in order to get grade, remove slope and remove the hydraulic lift tank. To date, we have done the underground work and piping. The store is closed at this time. If the board doesn't approve the second canopy, we will pave over it. The ground work was done to perfect the grade.
26. George Tucker, Jr. asked if a vehicle was coming in, they would go left or straight. Is there any consideration for painting on the roadside of the new canopy?
27. Huseyin Sevincgil said no and indicated on the drawing where the traffic flow would be
28. George Tucker, Jr. said that would be for traffic pulling in from the roadside, what about swinging in. There is potential confusion
29. Huseyin Sevincgil said we can show additional arrows
30. Keith Arlund said the existing pump, if a truck and trailer pull in; it looks like it's not safely functional. A truck with trailer would partly block the pumps
31. Tom Frawley said the majority of these situations are self-managed. Most people see a truck with a trailer and won't pull in.
32. Atta Ullah said people are reasonable. Ours is the most convenient station. We have done a traffic study by an engineer. Why would the neighbor be concerned about how people get gas?

33. George Tucker, Jr. said for traffic safety. He asked if they have worked out the space between them and the Legion
34. Tom Frawley said we will provide access for the Legion to our parking and as an emergency exit. Their property is tight. The Legion still has concerns about cars rushing through and too many cars. We will put a sign EMERGENCY EXIT ONLY. We can put cones or a plastic chain and eliminate access. That works for us. We have dealt with deliveries and things are not finalized between the Legion and us.
35. Ned Bowen said he is not for or against this. We are open from noon, 7 days per week. People will go through our parking lot and leave through Shell. We are willing to go with the sign and if needed, a fence or guard rail.
36. George Tucker, Jr. said the Legion's status is that of a legal interested party and we are trying to address their concerns and appreciate that you are willing to meet together outside of this meeting.
37. Ned Bowen said we will have to redo our parking lines.
38. Phil Carter said people will pull into the front pumps with a truck and trailer. Why would you think they could go behind the Legion?
39. Tom Frawley there is always an exception. We would give them help backing up. They don't want to damage their vehicles.
40. Phil Carter asked who will help
41. Tom Frawley said the employees. They will have a window and cameras. That happens
42. Phil Carter asked if there would be a window on that side of the building.
43. Tom Frawley said there will be complete visibility of both gas islands.
44. George Tucker, Jr. referred to Kyle Menash's letter dated 5/13/2025. He said the letter refers to the cost estimate shows substantial improvement. It says that the BFE at the site is 997.5 and that flood proofing is required to 2 feet above BFE. It also refers to LOMA. It goes on to underground tank replacement. George Tucker, Jr. said that none of that has been changed since the previous permit.
45. Tom Frawley said that is correct.
46. Huseyin Sevincgil indicated on the drawing the location of the propane tanks and said they will be anchored. He said that they can wall mount the mini-split for the HVAC. He showed the trash enclosure with a chain link fence. Other than the location change, everything is the same
47. Jarrod Jowdy asked if the eclectic meter is above BFE.
48. Huseyin Sevincgil said yes. He continued to indicate the NUDO foundation barrier and the DAM EASY flood barrier
49. Tom Frawley said the DAM EASY is manually operated and employees will be trained on its use. It will be kept in the storage area in the store. He said it expands and is pumped up. It is an inflatable seal. They have 2 units
50. George Tucker, Jr. asked about the training manual for the inflatable barrier
51. Tom Frawley said there is a manual and that training of the equipment is part of the new employee checklist. He will provide a copy of the manual to the board.
52. George Tucker, Jr. asked expected expenses.
53. Tom Frawley said it would include the site work, underground storage. On the inside, replacement of existing hood system, new bathroom, replacement of floors, lighting, ceiling, cabinets, cooler compressors, doors, windows, exterior siding and a metal roof

54. George Tucker, Jr. asked about exterior lighting
55. Tom Frawley said that the lighting plan has not been changed
56. Julie Nicoll asked if they are working with Efficiency VT.
57. Tom Frawley said yes.
58. Jarrod Jowdy asked about the doorway to the back of the cooler
59. Tom Crawley said the dairy door would act as the entrance
60. Jarrod Jowdy asked if they can see the pumps from where the pump window is
61. Tom Frawley showed where the window is.
62. Phil Carter asked if they had received clarification from the Police Chief regarding peak hours
63. George Tucker, Jr. said yes, it would be from 1500 hours to 1800 hours (3:00 p.m. to 6:00 p.m.) in the winter
64. Tom Frawley thanked the board for its time. He said he still thinks that this will be a major improvement on Main Street and asked if the board could expedite their decision.
65. George Tucker, Jr. said the board does its best, but does have 45 days
66. Tom Frawley said we did stop work when Jarrod Jowdy came and met with us. He clarified what we could work on.
67. Jean Strong asked about the sidewalk
68. Huseyin Sevincgil indicated the location on the drawing
69. Jean Strong asked about parking in front
70. Huseyin Sevincgil said 2 spaces were removed.
71. Jean Strong asked where the 14 spaces are
72. Huseyin Sevincgil said that had been changed to 13 and that only 12 are required
73. George Tucker, Jr. said that 12 was always the minimum
74. Jean Strong asked about a landscaping plan and the residence on the right side
75. Huseyin Sevincgil said nothing was done to the residence on the right and the existing landscaping was not modified. He said the buffer planting was approved with the last permit and not changed, with gravel between the buffer and the first paved parking space
76. Keith Arlund said we are not here to be confrontational but safety is our consideration
77. Atta Ullah said we will be the same neighbors as we have always been.
78. Rose Goings said that Huseyin Sevincgil noted that the crosswalk is located at the middle of the property and 2 parking spaces have been removed from the road.
79. Huseyin Sevincgil said that VTRANS is removing them to incorporate the sidewalk. VTRANS relocated the crosswalk and they removed 2 parking spaces on the street. We had to remove one space on site to be able to relocate the trash enclosure.
80. Rose Goings said she understands, but that is still removing municipal parking
81. George Tucker, Jr. said that was VTRANS
82. Doug Sheehan said that VTRANS would probably remove spaces on the other side of the street
83. Tom Frawley said they already have.
84. **MOTION by George Tucker, Jr. and seconded by John Boehrer to close this hearing.**  
**Motion passed unanimously**

#### **IV. OPEN THE PUBLIC HEARING FOR OKEMO TRAILSIDE COMMUNITY ASSOCIATION, INC.**

1. George Tucker, Jr. advised that this is an application to turn an existing porch into an interior mudroom, using existing windows and doors.
2. Jarrod Jowdy said this is Application 128-98-PUD, Amendment #71 and 496-23-ACT250 Amendment #3. Property owners are David Lieberman and Shelly Sabor. Property owners are David Lieberman and Shelley Saber. The property is located at 292 Trailside Extension #34A and is located in the Mountain Recreation District. Posted in the Town Hall bulletin Boards and on the website on May 23, 2025 and the Post Office Bulletin board on May 23, 2025, advertised in THE RUTLAND HERALD on May 24, 2025 and abutting property owners were notified on May 22, 2025. Letters have been received from Police, Ambulance and Fire departments.
3. George Tucker, Jr. asked if anyone is present to represent the applicant. No one was present. George Tucker, Jr. said that the board has received the plans, index and pages 1 - 33. We have received the letter from the Fire and Police Chiefs. The board did a site visit and we have heard hearings like this one before.
4. Phil Carter said the hearing could be closed with the evidence presented. He read from the letter provided by Chief Whalen, his conditions:
  - a. Approved construction, electrical, and plumbing permits shall be obtained by the Vermont Division of Fire Safety prior to any work. All noted conditions shall be met and the project, construction and occupancy shall be compliant with the stated adopted edition of NFPA1, NFPA 101 and the Vermont Fire and Building Safety Code.
  - b. Rough-in and final electrical, plumbing and rebar inspections shall be completed by the Division of Fire Safety
  - c. Any wall spaces shared with another unit shall have a fire rating of no less than 1 hour
  - d. The unit number shall be clearly placed in an obvious location on the outside of the structure to clearly indicate the unit.
5. George Tucker, Jr. said that the chief also speaks for the Ambulance Service
6. **MOTION by George Tucker, Jr. and seconded by Phil Carter to close this hearing. Motion passed unanimously.**

#### **V. OPEN THE PUBLIC HEARING FOR OKEMO TRAILSIDE COMMUNITY ASSOCIATION, INC.**

1. George Tucker, Jr. advised that this is an application to replace all decks at Algonquin Village.
2. Jarrod Jowdy said this is Application 128-98-PUD, Amendment #70 and 496-23-ACT250 Amendment #2. Property is located on Trailside Extension in the Mountain Recreation District. Posted in the Town Hall bulletin Boards and on the website on May 20, 2025 and the Post Office Bulletin board on May 20, 2025, advertised in THE VERMONT JOURNAL on May 21, 2025 and abutting property owners were notified on May 21, 2025. Letters have been received from Police, Ambulance and Fire departments. He said they need to correct a typo in the warning
3. Jarrod Jowdy said the warning said Village IV and should have read Algonquin Village
4. George Tucker, Jr. administered the oath to Miles Bowen.

5. Miles Bowen said that there are 91 decks of improper construction or poor maintenance. Some are rotting. He said that they want to replace all of the decks. He said that some don't have footings. It is 9,950 square feet and some have stairs, with units on the 1st and 2nd floors.
6. George Tucker, Jr. asked if they will be changing the square footage.
7. Miles Bowen said some will be made smaller and some larger. All are 8 x 8 in front, and some have shared entrance - making them 16 x 8. In the back all are 6 feet deep, with widths going from 14 to 20 feet. We will add onto the back to make the width the same.
8. George Tucker, Jr. noted that the Police Chief's letter had no conditions.
9. George Tucker, Jr. read the conditions from the Ambulance Service
  - a. We request that the building be numbered in accordance to E911 and that all numbering is reflective and visible from the street.
10. George Tucker, Jr. read the conditions from Chief Whalen of the Fire Dept.
  - a. Approved construction, electrical, and plumbing permits shall be obtained by the Vermont Division of Fire Safety prior to any work. All noted conditions shall be met and the project, construction and occupancy shall be compliant with the stated adopted edition of NFPA1, NFPA 101 and the Vermont Fire and Building Safety Code.
  - b. Full inspection of the units shall be completed by the Division of Fire Safety. Any and all noted violations shall be corrected within a timeline of an approved plan of compliance
  - c. Compliant guards shall be in place at all deck access points to prevent someone from attempting to use the deck prior to occupancy being granted. If the deck is part of a required means of egress the space shall not be occupied.
  - d. Provide complete status report of the fire pond, hydrant system, and potable water system (black hydrants) project at Trailside. This report shall include (1) the maintenance and operation of the potable water system, (2) maintenance of the fire pond and connected hydrants, (3) status of the hydrant system extension to include if the project is funded and ability to meet the previously agreed upon plan of compliance
  - e. If progress is not shown in reference to condition 4 or failure to comply with the previously agreed upon plan of compliance is found, I will not be able to sign off on this project or other future projects.
11. George Tucker, Jr. asked if they are aware of the Trailside MOU.
12. Miles Bowen said yes. He did discuss it with Chief Ben Whalen and Mike Messer. He said the permits are on file and the hydrant line is in progress, excavation done this year.
13. George Tucker, Jr. said that is the biggest thing that affects your project.
14. Phil Carter said it is supposed to be done by November.
15. George Tucker, Jr. said the MOU is tied into building occupancy.
16. Jarrod Jowdy said nothing has been returned
17. Miles Bowen said we are only doing 12 of the 13 buildings.
18. George Tucker, Jr. asked about materials
19. Miles Bowen said the decks were originally cantilever and are rotting. We will be converting to ledge board that will be properly supported and safe and will match the community across the street
20. George Tucker, Jr. read from the ACT250 criteria

21. Miles Bowen said the dumpster is onsite for the demolition. Regular trash pick-up is handled by the owners
22. George Tucker, Jr. asked about exterior lighting
23. Miles Bowen said we will modify the timers, switching from timers to photoelectric. We will only put in others if needed. There will be new LED fixtures.
24. Julie Nicoll asked about dark sky lighting
25. George Tucker, Jr. said that the town uses this; lights are shielded and down lit.
26. Miles Bowen said he will make sure that dark sky is implemented.
27. George Tucker, Jr. said there is less light pollution with it. He noted that there are no sign changes listed. He said the stream by building 13 is not managed. He said there is no change in traffic and the project meets the zoning
28. Miles Bowen said if we have to wait 45 days, it puts off construction and we may only get 3 to 4 buildings done and need to get to 25% of the project.
29. **MOTION by Julie Nicoll and seconded by John Boehrer to close this hearing. Motion passed unanimously.**

## VI. OPEN THE PUBLIC HEARING FOR BROOKHAVEN OWNERS' ASSOCIATION

1. George Tucker, Jr. said this is an application for the replacement of all flood damaged sidewalks between the buildings.
2. Jarrod Jowdy said this is Application 361-12-FHR, Amendment #2, Property is located at 32 Route 103 South in the Town Residential-Commercial I district. Posted in the Town Hall bulletin Boards and on the website on May 20, 2025 and the Post Office Bulletin board on May 20, 2025, advertised in THE VERMONT JOURNAL on May 21, 2025 and abutting property owners were notified on May 20, 2025. Letters have been received from Police, Ambulance and Fire departments.
3. George Tucker, Jr. administered the oath to James Leahy and James Gorman
4. Jim Lahey said that this is to repair the damages from the last few storms. We have crushed concrete and now silt and it doesn't drain well. We got a quote of about \$36,000 to clean it.
5. Jim Gorman said we are looking to put in permeable pavers, similar to what we used around the pool. We now have about 10 - 12 inches of crushed concrete, silt and stone dust. We propose to replace about 1,000 square feet. We will dig out and replace with compacted aggregate and pea stone, then interlocking pavers then grits. It will be positioned to drain water away from the buildings to the parking area. There will also be edge restraint to keep everything in place. The final layer will be pulverized stone. Jim Lahey said the sidewalks are currently about 48" and will be reduced to 39", a 20% reduction of coverage and will be more durable.
6. Phil Carter asked about grading
7. Jim Gorman said it will be the same except raised a bit by the pool.
8. Jim Lahey said it will be cheaper to maintain.
9. George Tucker, Jr. read from Kyle Menash's letter dated 4/16/2025
  - a. My understanding from your description below is that the project involves in kind replacement if the existing flood damaged sidewalks and the replacement design incorporates mitigation of flood impact in the sidewalks and an overall reduction in

footprint. As long as the project maintains the existing contours and does not place any new fill there is no reason to believe the project would influence flood water heights/velocities or drainage patterns at the site.

10. George Tucker, Jr. read from Chief Ben Whalen's letter:
  - a. Proposed walkways shall be built and maintained in accordance with NFPA1, 101 and the Vermont Fire and Building Safety Code
  - b. Maintenance shall allow for easy use of a loaded stretcher. Walkways shall be continuous and free of bumps and divots that may cause removal of a patient to be more difficult

**11. MOTION by George Tucker, Jr. and seconded by Julie Nicoll to close this hearing. Motion passed unanimously.**

## VII. MINUTES- May 12, 2025

1. Corrections on page 4, item V, 5 - "to serve to serve" should just read "to serve."
2. Corrections on page 5, item V 33 - All references to rgg should read Rose Goings
3. Correction on page 5, V, 20 - Misspelling of John Boehrer throughout document
4. Correction on page 5, V19 - Should read "George Benson said he doesn't want to lose the ability to use the lift or lose parking spaces to a display."
5. Correction on page 7, item VI 18 - "...automatic pool cover..."
6. Correction on page 10, item VII 45 - "...suggested also CARS ONLY..."
7. Correction on page 11, item VII 76 - "Phil Carter asked if there would be..."
8. **MOTION by Julie Nicoll and seconded by John Boehrer to accept the minutes from May 12, 2025 as corrected. Motion passed unanimously.**

## VIII. OTHER BUSINESS

Review bi-weekly letters from the Mill as a condition of their MOU

1. Brian Porter said there are 3 projects, Temporary Repair of rear decks that was started in 2023, reconstruction of all decks and flood proofing. He said that the July 2024 MOU said that we can proceed with certain repairs on the rear decks and work behind the flood wall and above BFE. The repair plan submitted in December 2023 has been completed. All that remains is below BFE. In April 2024, Kyle Menash said he wanted proof that there would be no negative impacts on flood waters. We put in 9 6"x 6" footings as requested by Kyle Menash. On 5/6/2024 we started with Stevenson and the H&H work was started in August.
2. Serenity Wolfe said it would be done on time
3. Brian Porter said it has no impact on the flood water
4. Serenity Wolfe said a letter in February was sent to Kyle Menash
5. Brian Porter said Kyle Menash signed off and was satisfied that there was no impact on flood waters. We are asking for permission to proceed and issue the permit. We only asked for the permit to proceed with repairs and temporary decks for safety - it will take about 1 - 1 ½ years working on full deck replacements

6. George Tucker, Jr. said the original permit was for flood repairs.
7. Brian Porter said the rear decks and flood repairs. We are not ready to submit on deck replacements
8. George Tucker, Jr. said a permit; 23-165 was issued for emergency deck repairs.
9. Brian Porter said that in the past, the DRB has given permission to proceed with projects. We have 3 weeks left for the footers. All is according to plan.
10. George Tucker, Jr. suggested working in good faith and allow them to continue to do the repairs as necessary. But, he is not sure which permit they are pursuing. This has been multiple years. They will have to come back to make sure the hearing is not closed. Any new information has to be put on the record. Then we can close the hearing and issue a permit within 45 days. If the hearing is recessed have to re-open it, do a quick re-hash, and get a report of the emergency deck repairs. In the meantime, allow you to continue work
11. Julie Nicoll said that as for public safety, we should do this.
12. George Tucker, Jr. said this hearing is still open.
13. Brian Porter said he will be back in August. He said that for the other 2 projects, we are not looking for permits tonight. We do have conceptual drawings.
14. Brud Sanderson said the new deck system is 2 pieces – the rear is in the flood plain area and the decks and supports impact the river. We still have more H&H study to be done. How to rebuild the decks, make them flood proof, consider the historic part of the building and ACT 250. The back side is all similar except for the upper 2 floors. The front – we are looking to remove some of the decking. There is no easy way to get from point A to point B in the building. There are 3 different stairs – east, center and west. The west central corner has the tower. We want to eliminate access over the café. You will be able to look through the handrails. He said they have met with a historic consultant. Now, they have to go to the Historic Preservation office. They are getting cost estimates done.
15. Phil Carter asked if the tower is stable
16. Brud Sanderson said it appears stable to him. We did not want to do a structural assessment of it. We hope to keep moving. We will do another H&H study; meet with Kyle Menash, the Historical office before going to ACT250. This will take at least to the end of the year.
17. George Tucker, Jr. said this will be a new permit application.
18. Serenity Wolfe said it will take 6 months for the H&H piece.
19. George Tucker, Jr. said the Emergency deck repair will be 1 – 2 years. We may have to close the deck a year from now. Any access will have to be from the deck for the 4 easternmost units
20. Brian Porter said they have the OK from the Fire Marshall to occupy the units.
21. George Tucker, Jr. suggested that they meet with Chief Ben Whalen when they have more than just conceptual plans.
22. Brian Porter said also the State Fire Marshal did not require the center staircase, but they were happy with it.
23. George Tucker, Jr. said if they do meet with Chief Ben Whalen, he may have suggestions before they submit it to this board.
24. Brud Sanderson said the goal for the flood proofing is to dry flood proof most of the building. It will be in 2 parts – West and East. A portion of the hatch is dry flood proofed area, the other is wet. The commercial - 802 Brew will be kept on the left. Allow up to 4 inches. The pump system will be 2 feet above BFE. The idea is to have a durable surface that can be used. The size

and weight of the building can withstand a flood. The front – we will organize it – is does rely on the foundation 802 Brew will still have its entrance. The kitchen of 802Brew has a wood wall, with no foundation. We will remove and replace it with a real foundation wall, not to be occupied. We are getting cost estimates on the wet flood proofing.

25. George Tucker, Jr. asked if Kyle Menash had any comments on this
26. Brud Sanderson said they are getting costs from H&H. They have not met with Kyle Menash yet on this.
27. Serenity Wolfe said the owners' association has not decided on this yet.
28. Brian Porter said that with regard to timing, the owners need to vote on the flood proofing first. They did approve the decks. We hope to get to the owners by the end of summer and get to work on the building. We will continue to provide updates to the DRB.
29. George Tucker, Jr. said that at some point, when they have more information, they can come back and discuss it under OTHER BUSINESS.
  
30. There was no other "OTHER BUSINESS."

## IX. ADJOURN

1. **MOTION by George Tucker, Jr. and seconded by John Boehrer to adjourn. Motion passed unanimously.**
2. Meeting adjourned at 8:20 p.m.

Respectfully Submitted

Lisha Klaiber

---

George Tucker, Jr., Chairman

---

Julie Nicoll

---

John Boehrer

---

Doug Sheehan

---

Phil Carter