

**DEVELOPMENT REVIEW BOARD**

**MEETING AGENDA**

**Monday, November 10, 2025**

**6:00 p.m. - Hybrid Meeting**

**Topic: Ludlow Development Review Board - Hybrid**

**Log-In Online 27 October 2025 at 17:45 Eastern Time (US and Canada)**

**Join Zoom Meeting: [Ludlow Development Review Board Zoom Link – November 10, 2025](#)**

**Meeting ID: 960 3551 7223**

**Passcode: 153190**

**MEMBERS PRESENT:**

George Tucker, Jr. - Chair

Phil Carter

Doug Sheehan

John Boehrer (ZOOM)

Julie Nicoll

**STAFF PRESENT:**

Erin Ladd

Lisha Klaiber

**OTHERS PRESENT:**

George Abraham

Marek Kovac

Gary Rapanotti - Lannon

Eric Alden – All

Erik Newman - Lannon

Joshua Sapp - Trailside

Paul Carroccio - Lannon

**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 HEARING FOR LANNON LAND, LLC.**

1. George Tucker, Jr. advised that this is an application to subdivide one 32.88-acre lot into three lots of 17.72 acres, 9.33 acres and 5.59 acres. This property is located on Lannon Lane the Town Residential District. He said this hearing was recessed from the October 27, 2025 meeting
2. Erin Ladd submitted into evidence Exhibit 2, letter from Police Chief Warfle
3. George Tucker, Jr. received the letter into evidence and advised that there are also 2 new maps. He reminded all who had spoken at the last hearing that they are still under oath.

4. Phil Carter advised that he has watched the zoom meeting as well as reviewed the minutes and will participate in this hearing.
5. Gary Rapinotti said he had a list for this meeting: expand the turn-around to highway standards, include a vegetation buffer from the VT Preferred Properties, check the acreage, correct the North arrow on the septic drawing and include building envelopes. This has been done.
6. George Tucker, Jr. asked for questions from the board. He read the letter from Chief Warfle (see end of minute.) He asked about a letter from the Fire Chief
7. Gary Rapinotti said that Frank Provance had contacted the Fire Chief and the letter should be on the way.
8. George Tucker, Jr. asked about the association for the communal road.
9. Gary Rapinotti said that Frank Provance was taking care of that, has been away and will be back tomorrow.
10. George Tucker, Jr. said that board is still waiting for some items. He said there are two possible steps to take:
  - a. The board can recess this hearing – outstanding items to be submitted before the next meeting and there will not be board feedback
  - b. The board can recess this hearing until next month's meeting.
11. Gary Rapinotti asked for the hearing be recessed until the meeting next month.
12. Doug Sheehan asked if the well shields are still on other owners' properties
13. Gary Rapinotti said they are located on the applicant's property.
14. Doug Sheehan asked what if the lots are sold
15. Gary Rapinotti said they will be within the subdivision.
16. George Tucker, Jr. said because they are all on one property, when the lots are sold, it will be in the deeds.
17. Julie Nicoll asked what if the Fire Department wants a different turn-around
18. Gary Rapinotti said that there is a note on the bottom of the drawing that the Road and Hammerhead shall meet the standards for town roads and bridges.
19. Julie Nicoll asked about the number of bedrooms, it has been submitted as 5.
20. Gary Rapinotti said the septic says 5.
21. George Tucker, Jr. said the conceptual drawing said 6, but the septic design has been approved for 5 bedrooms.
22. Gary Rapinotti said he had not seen the conceptual drawing
23. George Tucker, Jr. said it was represented as 6 on the conceptual. However, it resorts back to the 5 approved on the septic permit. He said for the next meeting, the board would need the letter from the Fire Chief, the covenants and the conceptual drawing/
24. **MOTION by George Tucker, Jr. and seconded by Phil Carter to recess this hearing until the December meeting. Motion passed unanimously.**

#### IV. RECESSED PUBLIC HEARING FOR LANNON LAND, LLC.

1. George Tucker, Jr. advised that this is an application to subdivide one 11.71-acre lot into two lots of 6.82 acres and 5.28 acres. This property is located on Lannon Lane the Town Residential District. He said that this hearing was recessed from the meeting on October 27, 2025

2. Erin Ladd submitted into evidence Exhibit 2 – the letter from the Police Chief and 2 additional drawings.
3. George Tucker, Jr. said that the board has received the drawings and letter. He said that Phil Carter has watched the video and reviewed the minutes. He reminded all who had spoken at the last hearing that they are still under oath. He said that the outlying punch list included the building envelopes, road specifications, covenants, vegetation buffer, letters from the fire and police chiefs. We are still looking for the letter from the fire Chief and covenants.
4. **MOTION by George Tucker, Jr. and seconded by Phil Carter to recess this hearing until the meeting on December 8, 2025. Motion passed unanimously.**

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

1. George Tucker, Jr. advised that this is an application to reconstruct Building #7 following a fire in October 2024. The property is located in the Mountain Recreation District.
2. Erin Ladd said this is Application 128-98-PUD, Amendment #71 and 496-23-ACT250, Amendment #3. Property owner Okemo Trailside Community Association. The property is located at 60 Trailside Extension Road in the Mountain Recreation District. He said it was posted in the Town Hall bulletin Boards on October 16, 2025 and the Post Office Bulletin board and on the website on October 16, 2025, advertised in THE VERMONT JOURNAL on October 22, 2025 and abutting property owners were notified on October 28, 2025. Letters have been received from Police, Ambulance and Fire departments.
3. George Tucker, Jr. said the board has accepted into evidence exhibits 001 through 031. He said they have also submitted the Fire Marshall's Construction permit
4. George Tucker, Jr. administered the oath to Joshua Sapp, Paul Carroccio and Marek Kovac
5. Paul Carroccio said they will be reconstructing 4 units, in place, Units A, B, C and D. The new units will follow all new building codes for efficiency and egress. A major change will be replacing the old spiral staircases with actual stairways. The building will have sprinklers. The outsides will now have gable dormers. The colors will be the same. There will be an elevated deck combining all 4-unit fronts together. The building will be modernized and meet energy and fire standards. There will not be additional bedrooms. The drawings show sewer, water propane and electric utilities. He said they will increase electric service to meet new energy codes.
6. George Tucker, Jr. asked the number of bedrooms
7. Pcs said Unit A – 6, Unit B – 4, Units C and D both have 3 bedrooms. It is a 4-story building and will be sprinkled.
8. George Tucker, Jr. asked about the footprint
9. Paul Carroccio said that the old building had a 6-inch foundation, surrounded by dirt, now it will have a 12” foundation surrounded by foam. It will be 2 feet bigger, but the interiors will have about the same square footage, except for the mudroom.
10. George Tucker, Jr. asked if this included the improvements made by other units in the past.
11. Paul Carroccio said 2 of the units had them, the other 2 did not. They are also adding window wells for egress. He added that Unit C is back filled.
12. George Tucker, Jr. said that the board has received the ACT 250 email opinion. He said that the fire department letter has conditions and asked if the applicant is okay with the conditions.
13. Paul Carroccio said yes
14. Julie Nicoll asked about the hydrants

15. Josh Sapp said M&M is doing that project. They are working on Lower Village IV, have 4 hydrants installed. They are past the halfway mark. They are crossing the road. It is 100 feet of pipe. They are making great progress.
16. George Tucker, Jr. asked what is the estimated completion
17. Josh Sapp said it is as the weather allows, but they are aiming for the first of spring.
18. George Tucker, Jr. asked about the letter from the police department
19. Phil Carter asked about the Division of Fire Safety
20. Paul Carroccio said they have paid the \$32,000 fee.
21. Josh Sapp showed the receipt for that payment
22. George Tucker, Jr. said the Local ACT250 criterion begins on page 20 of the submittal. The project will not cause additional costs to the Town. They will have a private well. They are on Town wastewater, but there will not be an increase in capacity. There will not be changes to student enrollment. There will be an increase in Ludlow Electric usage.
23. Paul Carroccio said they will have to put in a new transformer, but will wait until excavation. There are new energy codes and this is a commercial-residential building. Each unit must now have a minimum of 200-amp service. There are provisions for heat pumps, electric car chargers, solar panels
24. George Tucker, Jr. asked if this is for the efficiency standards.
25. Paul Carroccio said yes. He added that this building did have 400 amp and now will have 1,000-amp service.
26. George Tucker, Jr. asked about exterior lighting
27. Paul Carroccio said there will be post lights on the walkways.
28. Josh Sapp said it will be part of the deck Village project.
29. George Tucker, Jr. asked about dark sky
30. Josh Sapp said yes, it will be lit with dark sky lighting.
31. Paul Carroccio said there will also be improved steps from the decks.
32. **MOTION by George Tucker, Jr. and seconded by Julie Nicoll to close this hearing. Motion passed unanimously**

**IT WAS NOTED THAT THERE WAS AN INFLUX OF ZOOM ATTENDEES AND GEORGE TUCKER, JR. ATTEMPTED TO GET NAMES AND WHAT HEARING THEY WERE THERE FOR. THERE WAS NO RESPONSE**

## **VI. OPEN THE PUBLIC HEARING FOR WINTERPLACE AT OKEMO CONDOMINIUM OWNERS' ASSOCIATION**

1. George Tucker, Jr. advised that this is an application to partition the lower floor of Unit R2 to create a bonus room. The property is located in the Mountain Recreation District.
2. Erin Ladd said this is Application 081-948-PRD, Amendment #. Property owner Alison Peck. The property is located at 11 Stewart Lane Unit R-2 in the Mountain Recreation District. He said it was posted in the Town Hall bulletin Boards on October 16, 2025 and the Post Office Bulletin board and on the website on October 16, 2025, advertised in THE VERMONT JOURNAL on October 22, 2025 and abutting property owners were notified on October 20, 2025. Letters have been received from Police, Ambulance and Fire departments.
3. George Tucker, Jr. noted that there was no one present to address this hearing.
4. Phil Carter said that Adam Severy is listed on the paperwork

**AT THIS POINT, ZOOM BY OKEMO VALLEY TV WAS TERMINATED. ERIN LADD CREATED SEPARATE MEETING TO FINISH THIS MEETING ON THE RECORD.**

5. **MOTION by George Tucker, Jr. and seconded by Phil Carter to recess this hearing to the December 8, 2025 meeting, due to Technical Difficulties. System hacked. Motion passed unanimously**

**VIII. MINUTES- October 27, 2025**

1. Postponed until the December meeting

**IX. OTHER BUSINESS**

1. Review bi-weekly letters from the Mill as a condition of their MOU
  - a. Postponed until the December meeting

**X. ADJOURN**

1. **MOTION by George Tucker, Jr. and seconded by Phil Carter to adjourn. Motion passed unanimously.**
2. Meeting adjourned at 7:56 p.m.

Respectfully Submitted  
Lisha Klaiber

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George Tucker, Jr., Chairman

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Julie Nicoll

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John Boehrer

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Doug Sheehan

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Phil Carter