

DEVELOPMENT REVIEW BOARD

MEETING AGENDA

Monday, December 8, 2025

6:00 p.m. - Hybrid Meeting

Topic: Ludlow Development Review Board - Hybrid

Join Zoom Meeting: [Ludlow Development Review Board Zoom Link – December 8, 2025](#)

Meeting ID: 960 3551 7223

Passcode: 153190

MEMBERS PRESENT:

George Tucker, Jr. - Chair

Phil Carter

Doug Sheehan

Julie Nicoll

MEMBERS ABSENT:

John Boehrer

STAFF PRESENT:

Erin Ladd

Penny Wu

Lisha Klaiber

Jarrold Jowdy

OTHERS PRESENT:

Eric Alden – All

Kara Condlin - Okemo

Ted Reeves - Okemo

Robin Anderson – Good Company

David DelTufo – The Mill

Bruce Schmidt - Okemo

Alex Baraw – The Mill

Lisa DelTufo – The Mill

Noah Schmidt – All

Jake Baraw – The Mill

Bob Malecki – The Mill

Marissa Selleck – Good Company

Betty Briggs – Good Company

Stacey Malecki – The Mill

Wendy Wachtel – The Mill

Tesha Buss – Good Company

Maryann Orzolek

Paul ?

Jeff Condlin - Okemo

Brian Porter – The Mill

I. CALL TO ORDER - Roll Call

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

II. CHANGES TO AGENDA

1. George Tucker, Jr. advised that for agenda item IX, review of the minutes from October 27, 2025 needs to be added.

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 and November 10, 2025 meetings. He noted that no one is here to represent the owners. He advised that a letter was received from Fire Chief Whalen. He said that conditions of the letter included a cul-de-sac and not hammerhead. He said that the applicant has not submitted new maps
2. Phil Carter said we have not received the covenants for the road maintenance and there was a question regarding number of bedrooms – 5 or 6.
3. George Tucker, Jr. said the board is still waiting for updated maps, covenants and new concept drawings (indicating 5 or 6 bedrooms. _
4. **MOTION by George Tucker, Jr. and seconded by Doug Sheehan to recess this hearing until the January 2026 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 and November 10, 2025 meetings. He noted that no one is present to represent the applicant. He said we did receive a letter from Fire Chief Whalen. We have not received covenants or conceptual maps
2. **MOTION by George Tucker, Jr. and seconded by Doug Sheehan to recess this hearing until the January 2026 meeting. Motion passed unanimously.**

V. OPEN THE RECESSED PUBLIC HEARING FOR SUMMIT SOLUTIONS

1. George Tucker, Jr. advised that this is an application to partition the lower floor of Unit R-2 to create a bonus Room. The property is located in the Mountain Recreation District. This was recessed from the November 10, 2025 meeting. He noted that no one was present at the November meeting and there was no discussion. He noted that no one is here to represent the applicant.
2. Erin Ladd said this is Application 081-94-PRD, Amendment # 21. Property owner is Alison Peck. The property is located at 11 Stewart Lane Unit R-2 in the Mountain Recreation District. She 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
3. **MOTION by Julie Nicoll and seconded by George Tucker, Jr. to recess this hearing until the January 2026 meeting.**
4. Phil Carter asked Erin Ladd to contact the applicant to have a representative at the January meeting.
5. Erin Ladd said they were notified. She will contact them again
6. **Motion passed unanimously**

VI. OPEN THE PUBLIC HEARING FOR GOOD COMPANY, LLC

1. George Tucker, Jr. advised that this is an application to subdivide one (1) 112.27 parcel into three (3) individual lots of +/- 98 acres, 5.65 acres and 4.51 acres. The property is located in the Town Residential District.
2. Erin Ladd said this is Application SUB25-007. Property owner is Tesha Buss. The property is located at 492 Rod & Gun Club Road in the Town Residential District. She said it was posted in the Town Hall bulletin Boards on November 14, 2025 and the Post Office Bulletin board and on the website on October 16, 2025, advertised in THE VERMONT JOURNAL on November 19, 2025 and abutting property owners were notified on November 14, 2025. Letters have been received from Police, Ambulance and Fire departments. She added that new evidence has been submitted by the applicant – bridge plans and also letters of concern from neighbors
3. George Tucker, Jr. said the board has accepted into evidence. George Tucker, Jr. administered the oath to Tesha Buss, Jarrod Jowdy, Betty Brigg, Robin Anderson and Marissa Selleck.
4. Tesha Buss said she wants to create 2 new lots off of the full acreage. She has an approved septic design from ANR. She submitted the latest bridge design that was approved by the State in 2020 and installed in May and June of this year.
5. George Tucker, Jr. asked if the bridge is located where the 2 driveways cross the stream
6. Tesha Buss said yes.
7. Phil Carter clarified for the record that they will be creating 3 lots: Lot 8 will be 4.51 acres, Lot 9 will be 5.65 acres and the remaining lot will be 98+/- acres
8. Tesha Buss said yes.
9. Phil Carter asked if the bridge was built to State standards.
10. Tesha Buss said yes.
11. Phil Carter referenced the letter from Fire Chief Whalen and asked about the access gate
12. Tesha Buss said that they have requested from the State that the gate be moved behind the new lots to allow access to EMS vehicles.
13. Phil Carter said that Load Limit sign be posted on the entrances of both sides of the bridge.
14. Tesha Buss said that the bridge design plan that she submitted shows the signs.
15. Phil Carter asked if the road off Rod and Gun Club Road is the State ROW
16. Tesha Buss said yes
17. Robin Anderson said that she sold she sold the ROW to the State and asked for the gated because people were crossing her property. The State has 450 acres. She sold the other property to Tesha Buss in 2011.
18. George Tucker, Jr. referred to page 12 #5 – showing the building envelopes for 5-bedroom houses. He asked if that is correct
19. Tesha Buss said yes.
20. George Tucker, Jr. said they would be locked into those locations.
21. Tesha Buss said that if the lots were sold and the new owner wanted something different, the new owner would have to come back to the DRB.
22. George Tucker, Jr. asked about wetlands and steep slopes.
23. Tesha Buss said that the wetlands are indicated in green and there are 2 steep slopes: one behind lot 9, diagonally to the right and the other near the bridge.
24. George Tucker, Jr. asked the percentage of the slopes
25. Phil Carter said one is 16%
26. George Tucker, Jr. asked if any are over 25%

27. Tesha Buss said the slope behind of lot 9 is 30%
28. Phil Carter said he did a site visit up there to be more familiar with the land
29. George Tucker, Jr. said there were letters of concern from abutters regarding storm water runoff.
30. Tesha Buss said that it happened before they put in the bridge. She said there had been a culvert there. In 2019 they had a permit to remove the culvert. Scott Jensen approved it and said it would not cause runoff.
31. Robin Anderson said they put in 6” of gravel and in the 2023 flood, it all flooded down to her property. She said that Tesha Buss should be responsible to fix it.
32. Phil Carter asked if it flooded during Irene
33. Robin Anderson said no and there was no loose gravel. She added that Tesha Buss added 6” of gravel to the road. She said that the bridge is also gravel and when it rains, that will come into her yard.
34. Julie Nicoll asked about the camper on the residence and asked if it is permitted
35. Erin Ladd said she will do a site visit. She said it is approved for one unit
36. Phil Carter said it is not on either of the 2 new lots
37. Robin Anderson said that the man who lives in the camper doesn’t have access to septic and there are rats there. It is a health issue
38. George Tucker, Jr. asked where it is
39. Robin Anderson said in the corner by Branch Brook
40. George Tucker, Jr. asked if the access across Lot 8 to Lot 9 is deeded
41. Tesha Buss said it will be a deeded access.
42. **MOTION by George Tucker, Jr. and seconded by Phil Carter to close this hearing. Motion passed unanimously**

VII. OPEN THE PUBLIC HEARING FOR OKEMO LIMITED LIABILITY COMPANY

1. George Tucker, Jr. advised that this is an application to for two (2) buildings to house electronically powered air compressors and appurtenances. One (1) building will be located at the Mountain Operations in the Solitude Area of Okemo and one (1) will be located at the base area parking lot at the existing compressor pad. The property is located in the Mountain Recreation District.
2. Erin Ladd said this is Application 255-05-CU, Amendment #4 and 478-20-ACT250, Amendment #4. Property owner is Okemo Limited Liability Company. The property is located on Mountain Road in the Mountain Recreation District. She 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 November 14, 2025, advertised in THE VERMONT JOURNAL on November 19, 2025 and abutting property owners were notified on November 18, 2025. Letters have been received from Police, Ambulance and Fire departments.
3. Erin Ladd said this application was originally listed under Reeves Consulting but is actually Okemo Limited Liability. She said that Exhibit #1 has been submitted.
4. George Tucker, Jr. accepted the evidence. George Tucker, Jr. administered the oath to Ted Reeves, Bruce Schmidt, and Jeff Condlin.
5. Ted Reeves explained that the project is to remove approximately 15 diesel snowmaking air compressors and replace them with three (3) 8,000 CFM electrically controlled air compressors. Two of the compressors will be located in the Solitude Area Mountain operations in a

30 x 30 square foot single story building. The third compressor will be located in a second building will be located on the existing 18 x 28-foot compressor base pad in the main parking lot at the Clock Tower base. There will be no changes to impervious surfaces. Each of the compressors will have cooling fan assemblies to cool the compressors and a trim cooler to cool the air coming off the compressors. There are environmental benefits. We will eliminate the use of about 250,000 gallons of diesel fuel, reducing emissions and greenhouse effect. This improvement will help early season snowmaking as well as the time it takes to refresh snow after inclement weather. This project is an important part of Okemo's goal to be carbon neutral by 2030. He said that responses to the Criterion questionnaire:

- No additional potable water is required
- Ability to Serve letters have been sent to Police, Fire, School and Electric Departments
He said there are 5 drawings: overall site plan of entire mountain, small drawing for each location. He said that there are letters of support from Ludlow Electric, Efficiency Vermont and a letter from the Vermont Public Power Supply Authority indicating that this project supports State goals. He said there will be no changes to parking and no new impervious surfaces. He said there are 2 corrections to be noted:
 - Page 1 - cover letter says the building at the base is 16 x 28 and it is 18 x 28.
 - Parcel number for Base area is 220227-000He wanted to make note that the existing compressor pad at the base area parking lot is against the property line and both properties are owned by Okemo. Regarding 50-foot setback from property lines, the concrete pad pre-exists Ludlow Zoning regulations, properties have same owner and it is the same use. This is all grandfathered and not subject to setbacks.

6. George Tucker, Jr. asked if Mr. Reeves had received a copy of Fire Chief Whalen's letter and its conditions
7. Ted Reeves said he has read the letter and has no problem with the conditions
8. George Tucker, Jr. asked if they had received a copy of Police Chief Warfle's letter and its conditions
9. Ted Reeves said yes, but he made the following push-back comments not applicable:
 - This project will not increase traffic. It addresses increasing snowmaking efficiency
 - There are no deliveries to this area and there will no longer be diesel deliveries
10. George Tucker, Jr. said this is the Chief's standard letter
11. Julie Nicoll asked about noise
12. Ted Reeves said there will be less noise as the electric compressors are quieter than diesel. You may not even be able to hear the snowmaking off of the property.
13. George Tucker, Jr. asked about any new lighting
14. Ted Reeves said there will be security lighting around the buildings. It will be full cut off and dark sky compliant
15. George Tucker, Jr. asked about responses to the 2 Local ACT250
16. Ted Reeves responded: This project will not cause an
 - Municipality ability to provide educational services - there will be no additional employees and will not increase number of students
 - Government Services - project does not include changes to EMS services or access, roads, power, water or wastewater infrastructure. This is all private land and Okemo maintains the roads and does snowplowing. It has no connection to the municipal infrastructure

- Municipal Plan - project is in the Mountain Recreation District and supports recreational activities. Snowmaking is central to mountain operations and this will reduce emissions. It supports the local economy.
17. Phil Carter asked about removal of existing compressors
 18. Bruce Schmidt said they are all rentals
 19. Phil Carter asked about storing the diesel fuel
 20. Ted Reeves said there is a storage tank in the main parking lot and one in the Mountain operations area
 21. Bruce Schmidt said they will not be removed during the ski season. They have two 20,000-gallon tanks
 22. Jeff Condlin asked the location in the Mountain Operations area
 23. Ted Reeves said in the parking lot; all of the diesel compressors will be stored in the big brown building. It is the same footprint; there will be no new clearing or new roads.
 24. Jeff Condlin asked about environmental impacts
 25. Ted Reeves said it is not required. We are following Local and State ACT250 guidelines
 26. Jeff Condlin asked how he can access copies of the documents for this hearing
 27. George Tucker, Jr. said the Planning and Zoning office
 28. Doug Sheehan asked when this work will be done
 29. Ted Reeves said they hope to receive all necessary permits this winter and begin work in the spring to be ready for the 2026 ski season
 30. Jeff Condlin asked if they will be running the electricity more
 31. Ted Reeves said they run all of the compressors now. They will be able to run only whichever compressors are needed. The fill capacity remains the same
 32. **MOTION by George Tucker, Jr. and seconded by Doug Sheehan to close this hearing. Motion passed unanimously.**

VIII. OPEN THE PUBLIC HEARING FOR THE MILL OWNERS' ASSOCIATION

1. George Tucker, Jr. advised that this is an application to amend a previously issued Memorandum of Understanding (MOU) and Flood Hazard Review for a Conditional Use. The property is located in the Village Residential-Commercial District.
2. Erin Ladd said this is Application 80-50-CU, Amendment #3 and 464-18-FHR, Amendment #4. Property owner is The Mill Owners' Association. The property is located at 145 Main Street in the Village Residential-Commercial District. She said it was posted in the Town Hall bulletin Boards on November 14, 2025 and the Post Office Bulletin board and on the website on November 14, 2025, advertised in THE VERMONT JOURNAL on November 19, 2025 and abutting property owners were notified on November 17, 2025.
3. George Tucker, Jr. accepted the exhibits into evidence. He administered the oath to Eric Alden and Brian Porter.
4. Brian Porter said that in July 2024, they engaged Stevens & Associates to design a flood proofing plan. The first design, November 2024 they received the first design, that was extensive in work and cost. We asked if there were any alternatives. In February 2025 we engaged them again for a Wet Flood Proof Plan with cost estimate. We received that plan in July 2025 and we presented it to the

owners at the end of September, early October. The first plan. Dry Flood Proofing, was over \$2,000,000, the Wet Plan between \$800,000 - \$1,000,000. This plan would render the basement unusable. Water would flow through gates in the basement. Both of these are undesirable. We are trying to find alternatives. We replaced the windows on the water side with waterproof windows. We will move all of the mechanical equipment upstairs. Future construction will include offices on the far east end, using flood resistant materials. We have an insurance claim of \$900,000. This would allow some of the water proofing, but would cover most of the silt and moving the mechanical equipment upstairs and use of basement units

5. George Tucker, Jr. asked if this does not include deck work
6. Brian Porter said correct. He said the decks were held up because of the flood proofing plans
7. George Tucker, Jr. asked if they have spoken to the Flood Plain Manager
8. Brian Porter said no, but they did have a hydrologic study done.
9. George Tucker, Jr. asked for the footing
10. Brian Porter said yes and nothing we are doing after the flood plans
11. George Tucker, Jr. said this board will need to see a letter from the Flood Plain Manager and our hands are tied by what the government says. We understand the astronomical costs.
12. George Tucker, Jr. asked the current value of the Mill
13. Brian Porter said \$9,000,000 to \$10,000,000
14. George Tucker, Jr. said we need to make sure of the numbers so it passes FEMA specifications. He said that the deck improvement project is not included in the substantial improvement. He read the definition of substantial improvement

“Substantial improvement” means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which, over three years, or over a the period of a common plan of development, cumulatively equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either: (a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specification which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or (b) Any alteration of a “historic structure”, provided that the alteration will not preclude the structure’s continued designation as a “historic structure”.

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15. Brian Porter said that the Dry Flood Proofing Plan is more - \$2.2 million. No one wants to do the dry plan. The Wet plan would be compliant with the MOU. The proposal tonight is about \$400,000
 16. George Tucker, Jr. asked the estimate of work already done
 17. Brian Porter said about \$200,000 plus the Stevens’ work at about \$150,000, plus \$150,000 for existing deck repairs.
 18. George Tucker, Jr. said this board would like to see the accounts paid to the contractor. We need to address this and need to double check the numbers
 19. Brian Porter asked if this includes all of the work done over the last 3 years
 20. George Tucker, Jr. said from the flood to present and the planning. We need to know the total numbers. This affects our ability to help you.
 21. Brian Porter said he will send the numbers to the DRB before the next meeting.
 22. Eric Alden said this has been a long process. He spoke to Brendan McNamara about what the Mill can do if we can’t do these projects. Brendan McNamara said wasn’t sure. He asked the board what the town needs. How can we reduce the costs and downtime. He said that the Mill was without

electricity for 6 months after the flood. He said that Brendan McNamara did talk to Erin Ladd and this plan may satisfy the town's needs and still keep the commercial units and small businesses. The Wet Flood Plan would eliminate those businesses. We have to go through the Fire Marshall and Town and keep the Mill viable. He submitted letters of support from the Chamber of Commerce as well as local businesses.

23. George Tucker, Jr. said the board understands, but there are the State and Federal Flood Protection guidelines that we must follow.
24. Eric Alden said that the State wants to reduce future payouts.
25. George Tucker, Jr. said that is the goal of the regulations and standards. If they are followed now, after the 2023 flood, when and if the next flood comes, there would be less payouts. He said that - in the past - the Mill persons have referred to Historical Structure.
"HISTORIC STRUCTURE: For the purposes of the Flood Hazard Regulations in Article 6, historic structures mean any structure that is: (a) listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (i) by an approved state program as determined by the Secretary of the Interior or (ii) directly by the Secretary of the Interior in states without approved programs."
26. Eric Alden said that the Mill is registered as a Historic Building and we have a registration number from the State.
27. George Tucker, Jr. said that may help
28. Doug Sheehan asked how most of the water came in
29. Brian Porter said basement on the river side. He said at one point the silt was 4 - 5 feet high.
30. George Tucker, Jr. administered the oath to Jake Baraw, David DelTufo and Noah Schmidt.
31. David DelTufo said that the windows had been replace with double hung ones and the pressure of the water blew out the windows. If they had been done correctly, that may not have happened.
32. Jake Baraw said all of the other windows now are cement blocked off.
33. Noah Schmidt asked if the ACT250 rules impact schools and the community. Are there creative ways to work with the State. What kind of options do we have. Is there a fund for flood hazards.
34. George Tucker, Jr. said that this board will still need to receive:
 - Letter from the Flood Plain Manager
 - Ability to serve letters
 - Exact numbers of costs of repairs and projects
 - Proof of Historical Building
35. **MOTION by George Tucker, Jr. and seconded by Phil Carter to recess this hearing until the January 2026 meeting. Motion passed unanimously.**

IX. MINUTES- October 27, 2025 and November 10, 2025

1. October 27, 2025

- a. Julie Nicoll advised that on page 4, item #52 should read, “Gary Rapinotti said about ½ to 2/3 acres.”
 - b. Julie Nicoll said that on page 10, item #70 should read, “...and they have not replaced Sam’s or Darcy’s.”
 - c. **MOTION by Julie Nicoll and seconded by George Tucker, Jr. to accept the minutes of October 27, 2025 as corrected. Motion passed unanimously.**
2. November 10, 2025
- a. Phil Carter noted that on page 2, item # 10a should read, “The board can close this hearing...”
 - b. **MOTION by Julie Nicoll and seconded by George Tucker, Jr. to accept the minutes of November 10, 2025 as corrected. Motion passed unanimously.**

IX. OTHER BUSINESS

- 1. Review bi-weekly letters from the Mill as a condition of their MOU
 - a. George Tucker, Jr. said that we have been receiving Bi-weekly updates as per the MOU. This is now a new hearing and we probably will not discuss them under Other Business.
- 2. The board welcomed the new Ludlow Municipal Manager, Penny Wu.

X. ADJOURN

- 1. **MOTION by George Tucker, Jr. and seconded by Doug Sheehan to adjourn. Motion passed unanimously.**
- 2. Meeting adjourned at 7:22 p.m.

Respectfully Submitted
Lisha Klaiber

George Tucker, Jr., Chairman

Julie Nicoll

John Bohrer

Doug Sheehan

Phil Carter