

# Development Review Board 2023

**Monday – December 18th, 2023 at 6:00 p.m.**

**Hybrid Meeting**

**Heald Auditorium**

## AGENDA

Join Zoom Meeting

[Development Review Board Zoom Link – December 18, 2023](#)

**Meeting ID: 960 3551 7223**

**Passcode: 153190**

1. CALL MEETING TO ORDER - Roll Call
2. PUBLIC HEARING: - Okemo Marketplace, Inc.  
57 Pond Street, all units involved.  
The Property owner will affirm that each tenant has reconstructed their businesses using the proper FEMA approved materials after the major flood damage, from July 10, 2023. The property owner will apply for a LOMA letter with FEMA to remove the property from the Special Flood Hazard Area.
3. PUBLIC HEARING: - South Face Village at Okemo Development Company, LLC Lodge Road.  
The applicant is requesting to make the “Temporary Information Center\Real Estate Office” into a permanent commercial building in South Face Village.
4. PUBLIC HEARING: - Gill Terrace, LLC  
15 Gill Terrace  
Application is to subdivide one 2.8 acre lot into three (3) parcels.
5. PUBLIC HEARING: - Black River Mobile Home Court  
36 Main St.  
Application is for the replacement of mobile home #4; repairs and elevation of home 14; and affirm that all homes comply with Ludlow Zoning Regulations Article 6, following the flood of July 10, 2023.
6. PUBLIC HEARING: - Shaw's Supermarket  
213 Main Street  
Application to reconstruct the interior area of the Shaw's Supermarket, plus expand into adjacent unit, after major flood damage on July 10, 2023. The Property owner will also testify that each tenant reconstructed their businesses using the proper FEMA approved materials in accordance

with Ludlow Planning and Zoning Regulations Article 6.

7. PUBLIC HEARING: - Divided Sky Foundation  
262 Fox Lane - 474-21-CU, Amd No. 1  
The applicant proposes to replace the swimming pool with a buried 13,000 – 15,000-gallon fiberglass storage tank that will have a piped connection to the existing buried piping for the fire protection system, water will flow via gravity from the buried tank to the booster pump and sprinkler system, as necessary.
8. PUBLIC HEARING: - Divided Sky Foundation  
262 Fox Lane - 475-21-ACT250, Amd No. 1  
The applicant proposes to replace the swimming pool with a buried 13,000 – 15,000-gallon fiberglass storage tank that will have a piped connection to the existing buried piping for the fire protection system, water will flow via gravity from the buried tank to the booster pump and sprinkler system, as necessary.
9. RECESSED PUBLIC HEARING - Eric Alden  
The Mill, Units 102, 103 & 104  
Recessed from November 13, 2023
10. RECESSED PUBLIC HEARING - Del Tufo Real Estate, LLC  
Eight Oh Brew  
The Mill, Units 106 & 107  
Recessed from November 13, 2023
11. RECESSED PUBLIC HEARING- Mr. Darcy's  
31 Route 103, LLC  
Recessed from November 13, 2023
12. MINUTES  
- November 13, 2023  
- October 23, 2023
13. OTHER BUSINESS
14. ADJOURN