

Ludlow Development Review Board
Meeting Agenda
Monday, April 8th, 2024
6:00 p.m. - Hybrid Meeting
Health Auditorium

Members Present:

George Tucker Jr.,
Douglas Sheehan,
Phil Carter,
Julie Nicoll,

Members Absent:

John Boehrer

Recording Secretary:

Abigail Childs

Staff Present:

Jarrold Jowdy

Public Present:

Rosemary Goings	Amy McKearney	Sheree Vaughn-Tucker	Lisa Del Tufo
William Tucker	Nicholas Nitschke	George Tucker	Bruce McGrath
Marcelle Tucker	Karen (last name?)	Jake Barrow	
Phoebe Tucker	Alan Couch	Eli Tucker	
Eric Alden	Ted Reeves	Bill Tucker	
Brendan McNamara	Scott Baitz	David Del Tufo	

I. CALL MEETING TO ORDER:

1. The regular meeting of the Ludlow Development Review Board was called to order on Monday, April 8th, 2024 at 6:00 p.m. at the Ludlow Town Hall by Geoge Tucker, all members present except for John Boehrer.

II. PUBLIC HEARING: William and Marcelle Tucker - 109 Flatow Road

1. Reason for Hearing: Application is for the subdivision of one 10 Acre parcel into two parcels, 4.24 and 3.14 Acres. Two lot line adjustments will be included in this application as well. This project is located in the Town Residential district. Application No. SUB24-004
2. Jarrold Jowdy notes public posting was completed on 3/22/2024 and the newspaper record on 3/21/2024 and the abutting property owners were notified on 3/21/2024

3. William Tucker would like to split his 10-acre piece into two lots and hopes to build a house for his son Eli Tucker, on the second lot.
4. Phil Carter asks was the 1.9 acre lot going to be added to tax lot 10-2-24? William Tucker notes that it is a lot of line adjustment.
5. Douglas Sheehan asks if it is 10 acres he is dividing, and William Tucker says no.
6. William Tucker says he would take 9.18 acres, erase a boundary line, and attach it to tax lot 10-2-24.
7. William Tucker notes the other lot line adjustment is at the end of the long driveway, and this skinny piece will become part of the large chunk out back. This leaves them with two lots, 3.14 and 4.24 acre lots which will be added to tax lot 10-2-18.
8. George Tucker comments about the plans from Belmont Septic Design, and he says it is not advised to have your well shield on another owner's land. As depicted, the proposed well could be on Parcel A, which shows a well shield that would be owned by Alex Scheff and Elizabeth Foley. George Tucker asks that he try to have that moved so that it is not on their property. William Tucker says he is not sure that is doable.
9. Julie Nicoll asks if there would be an easement given to the Tuckers from the Scheff/Foley's..
10. Phil Carter says the law states you can do it, but the reason we have discouraged it is so that it doesn't cumbersome the property. If you can move the well and the shield, that is great. If you can't, you can come to an understanding with the neighbors.
11. William Tucker says there is one already there for Lot 109.
12. George Tucker says old wells are grandfathered. William Tucker says it's 28 years old.
13. **MOTION by George Tucker Jr. and seconded by Douglas Sheehan to close the hearing for William and Marcelle Tucker. Motion passed unanimously.**

III. PUBLIC HEARING: Okemo Limited Liability Company

1. Reason for Hearing: Application is for the relocation of the Starlight Carpet, located at the Jackson Gore base area, to the Okemo Clock Tower Base area behind Okemo Mountain Lodge Build C. This project is located in the Town's Mountain Recreation district.
2. Jarrod Jowdy notes public posting was completed on 3/22/2024 and the newspaper record on 3/21/2024 and the abutting property owners were notified on 3/21/2024
3. Ted Reeves is representing Okemo and is picking up a 50ft magic carpet "lift" aka conveyor lift and moving it from the Jackson Gore base area to the Clocktower Base Area
4. Phil Carter asks how you move it and does it break down. Reeves says there are separate pieces to move it and no traffic control is needed.
5. Ted Reeves shows an old Act 250 permit as evidence and you can see the separate parts of the magic carpet. It is a simple production to take apart and put back together.
6. George Tucker notes we do have the letters in hand and getting a letter from Stephanie Grover. Tucker reads the last paragraph regarding the ambulance service letter. This is in contradictory to her first letter that denied the project. Tucker notes we got this letter today.
7. Julie Nicoll asked if the Ludlow electric letter is required now. Reeves says it is just an email. It is just a statement of service that they will not pull additional power. Reeves says Brian approved the project and is aware.
8. Phil Carter asks if the magic carpet is removed, is something going in its place? Ted Reeves is not aware of anything replacing it.
9. George Tucker says he needs a Fire & Safety division letter. Ted Reeves says they don't need one for the lift itself but for the powder instead. George Tucker asks for a record of it.
10. Bruce McGrath is an owner of the Okemo Mountain Lodge and isn't sure if he has a right to say anything because Okemo/Vail owns the property but he is opposed to this. He says Jackson Gore is apparently putting in a fixed quad to replace it. He is stating his objection to this.

11. Douglas Sheehan did think they were replacing it with a bigger lift at one point.
12. Ted Reeves is unaware of a replacement lift at this point.
13. Alan Couch asks if the replacement magic carpet is going to be bigger or longer than the one that is existing. He asks why this has to come in front of the board if it is a replacement in-kind. He is concerned about the ambulance regarding CPR training and thinks Stephanie's notes are not relevant.
14. Ted Reeves says it is the same length, the same equipment, pretty much everything, only a new power line. We are not disposing of any lifts in the base area. Alan Couch says there is already a magic carpet in the Snow Stars area. Reeves says there are currently two down by Snow Stars and this one is going up by OML C Building by first aid. Couch understands Mr. McGrath's concerns and there are already teaching areas up there anyway, and he can't imagine it is going to impact C-Building with grooming.
15. Phil Carter says this is under Conditional use, so it will come to the DRB.
16. Alan Couch says he understands now.
17. Bruce McGrath asks if this is a permanent installation or does it gets rolled up in the summertime. Ted Reeves says as far as he knows, it gets installed and remains.
18. Jarrod Jowdy asks if this is going to turn into another teaching area with lots of traffic. Ted Reeves says the area is already a designated teaching area and the lift will be a supplement so that the kids don't have to walk up.
19. **MOTION by Douglas Sheehan and seconded by George Tucker Jr. to close the hearing for Okemo Limited Liability Company. Motion passed unanimously.**

VI. RECESSED PUBLIC HEARING: Shaw's Supermarket

1. Application to rebuild the interior of the Shaw's Supermarket, and the existing plaza, after receiving major flood damage on July 10, 2023.
2. Nicholas Nitschke the Architect putting together the floodproofing package provides our update. The package was completed last week and provided to the board. Hard copies are being mailed to the board. He also sent copies of the report and drawings to the floodplain Manager.
3. George Tucker says we did receive the packet in the mail today and they will review it for next meeting. We also have a new fire letter from Ludlow in regards to the flood wall and we received a copy from the division of fire and safety permit letter.
4. Phil Carter states that he has been following along with this and has read all of the minutes and listened to the recordings and under VT statute he can participate moving forward.
5. **MOTION by George Tucker Jr. and seconded by Douglas Sheehan to recess the hearing for Shaw's Supermarket. Motion passed unanimously.**

V. MINUTES

1. February 12, 2024 minutes:
 - a. Number 11 (page 1) - second sentence remove the "patio" twice and replace with "road".
 - b. Number 2 (page 2) - George says there
 - c. Number 8 (page 3) - "that" instead of "the"
 - d. (page 5) - RSG: Write out as the company name (sound engineering group)
 - e. **MOTION by Julie Nicholl to accept the minutes as corrected. Seconded by George Tucker. Motion passed unanimously**
2. March 11, 2023 minutes:
 - a. Number 4 (page 1) - add "packet for floodproofing plan"
 - b. Number 4 (page 2) - Tucker (no "s) says

- c. **MOTION by Julie Nicholl to accept the minutes as corrected. Seconded by George Tucker. Motion passed unanimously**

VI. OTHER BUSINESS

1. Del Tufo wants to bring up concerns for Eight Oh Brew/Del Tufo Real Estate. George Tucker says their hearing has recessed and they have to go to the town offices to add any new details.

VII. ADJOURN

1. **MOTION by George Tucker Jr. and seconded by Douglas Sheehan to adjourn. Motion passed unanimously.**
2. The meeting adjourned at 6:27 p.m. on Monday, April 8th.

Respectfully submitted,
Abigail Childs