

**DEVELOPMENT REVIEW BOARD**

**PRELIMINARY MINUTES**

**Monday – August 9, 2021**

**6:00 P.M**

**MEMBERS PRESENT:**

John Boehrer, Vice Chairman      Julie Nicoll      Doug Sheehan

**MEMBERS ABSENT:**

Phil Carter, Chairman      Julie Bowyer

**STAFF PRESENT:**

Rose Goings      Lisha Klaiber, Recorder      Fred Marin- Okemo Valley TV

**OTHERS PRESENT:**

Jennifer Esposito      Michael Goings

**I. CALL TO ORDER**

1. Vice Chair, John Boehrer opened the meeting at 6:01 p.m. Phil Carter and Julie Bowyer absent.

**II. OPEN THE PUBLIC HEARING FOR JENNIFER ESPOSITO**

1. John Boehrer advised that this is an application for an amendment to a Conditional Use Permit. The applicant wants to add a retail space to a yoga studio. Property address is 110 Main Street.
2. Rose Goings advised that this is application 153-00-CU, Amendment #4. Posted in the Town Hall bulletin boards and the Post Office Bulletin Board and on the website July 12, 2021, advertised in THE VERMONT JOURNAL on July 21, 2021 and abutting property owners were notified on July 12, 2021. Letters have been received from the State Fire Marshal, the Ludlow Police, Fire and Ambulance departments. She said that the DRB Project Questionnaire was also submitted.
3. John Boehrer administered the oath to Jennifer Esposito to speak at this hearing.
4. Jennifer Esposito said that she did have a retail space at 136 Main, and wants to move it into the studio space at 110 Main. She sells crystals, fair trade items and works from local artisans. Her business is about Health and Wellness. She offers yoga, meditation and nutrition programs.
5. John Boehrer noted that there are 2 spaces and asked if the yoga takes place upstairs.
6. Jennifer Esposito said the classes are upstairs and the retail is downstairs. She said that the upstairs space is community space with the yoga, Reiki and meditation. She may bring in other practitioners. She said that she has also worked with teenage mothers and may do that again.

7. John Boehrer referred to the letter from the Fire Chief; the Chief said that if any construction takes place, a permit will be required from the Vermont Division of Fire Safety. Referring to the letter from the Police Chief, he said that the Chief says that an alarm system should be installed. He asked Jennifer Esposito if she had received these letters and if she could comply with them
8. Jennifer Esposito said she would be okay with both.
9. John Boehrer asked if she would be making any changes to the exterior of the building, such as additions.
10. Jennifer Esposito said no.
11. John Boehrer asked what the hours of operation would be.
12. Jennifer Esposito said 7 days per week, from 8:00 a.m. to 11:00 p.m.
13. John Boehrer asked about parking spaces.
14. Jennifer Esposito said there are 11 spaces.
15. John Boehrer noted that there are 2 apartments and what is their allotment for parking.
16. Jennifer Esposito said she is not sure.
17. Julie Nicoll said that in his letter, the Police Chief said that parking would be on Main Street.
18. Rose Goings said there is a garage in the back with 2 spaces that are part of the 11. There is also parking on Main Street.
19. Jennifer Esposito said that she will not invite people to park in the back. She said that yoga classes are generally for 6 to 8 people.
20. Doug Sheehan asked if there is an outside fire escape.
21. Jennifer Esposito said no.
22. Julie Nicoll asked about exterior lighting.
23. Jennifer Esposito said she will not be adding any lighting, except by the sign that will be put on an existing fixture.
24. John Boehrer said that Jennifer Esposito has requested an up/down vote.
25. **MOTION by Doug Sheehan and seconded by Julie Nicoll to hold an up/down vote and to approve this project. Motion passed unanimously.**
26. John Boehrer said that the project is approved and told Jennifer Esposito that she will receive the formal approval in writing.

### III. OTHER BUSINESS –

1. Rose Goings said that the applicants appealed the Divided Sky decision on time, but some of the evidence was received late. She said it is up to the attorneys for the applicant to handle that with the court.
2. Next Meeting
  - a. Rose Goings said the August meeting will be on September 20, 2021.

### IV. MINUTES

1. July 26, 2021
  - a. Julie Nicoll noted that on page 3 item #III(18) should read "...in a conversation with Chief Kolenda, the Chief asked if they can please resolve this so he doesn't have to come to the meeting tonight."
  - b. **MOTION by John Boehrer and seconded by Doug Sheehan to approve the minutes from July 26, 2021 as corrected. Motion passed unanimously.**

V. **ADJOURN**

1. **MOTION by Julie Nicoll and seconded by Doug Sheehan to adjourn. Motion passed unanimously.**
2. Meeting adjourned at 6:31 p.m.

Respectfully submitted,

Lisha Klaiber

---

Phil Carter, Chairman

---

Julie Nicoll

---

John Boehrer

---

Doug Sheehan

---

Julie Bowyer