

**DEVELOPMENT REVIEW BOARD  
MINUTES**

*July 10, 2017*

**MEMBERS PRESENT:**

Phil Carter, Chairman	Julie Nicoll	Dana Wilson
John Boehrer	Linda Petty	

**OTHERS PRESENT:**

Matthew Birmingham	Tom Knudsen	Linda Potter
Ella Briggs	Sal Marottoli	Andrea Sanford
Ed Floyd	Jean Morrill	Robert Sanford
Eliza Greene	Steve Meyers	Allen Shea
Chuck Hannah	Bob Newsome	Casey Stryhas
Glenn Heitsmith	Michael Normyle	Paul Terrasi
Shirley Holden	Paul Orzechowski	Fred Marin – LPCTV
Jonathan Houck	Mike Peck	Lisha Klaiber, Recorder
Justin Hyjeck	Lee Potter	

**I. CALL TO ORDER**

1. Meeting opened at 6:00 p.m. by Chairman, Phil Carter. All members present.

**II. OPEN THE PUBLIC HEARING FOR NORTHEAST LIMITED PROPERTY, LLC.**

1. Phil Carter advised that this is an application for an amendment to a Conditional Use Permit for an existing Mangiamo's Restaurant to allow for additional outdoor seating. Property is located at 64 Pond Street in the Village Residential Commercial District.
2. Julie Nicoll advised that this is application 84/85-119CU, Amendment #4. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on June 16, 2017, advertised in THE VERMONT JOURNAL on June 21, 2017 and abutting property owners were notified on June 16, 2017.
3. Phil Carter administered the oath to all (Bob Newsome and Glenn Heitsmith) wishing to speak at this hearing.
4. Bob Newsome explained that he would like to add 12 to 15 outside seats on a patio. He is currently permitted for 150 seats, but uses 112. He will not exceed the permitted number of seats.
5. Phil Carter asked where the seats will be.
6. Bob Newsome said on a patio on the side in the back.
7. Phil Carter asked if there will be music outside.
8. Bob Newsome said no.
9. Phil Carter asked about exterior lighting.
10. Bob Newsome said he thinks the existing lighting will be adequate, if not he will add some posts.
11. Phil Carter asked if the lights on the posts would be downward lit.
12. Bob Newsome said if needed.
13. Phil Carter asked if they would bring in the seats in the winter.
14. Bob Newsome said no.
15. John Boehrer asked how they would access the patio.

16. Bob Newsome said up the steps,
17. John Boehrer asked if the patio would be covered.
18. Bob Newsome said no. He added the patio would have a gravel base.
19. Linda Petty asked the hours of operation for the outside seating.
20. Bob Newsome said same as inside, lunches and evening dining. They would not go beyond 9:00 PM. He said check-in for a table would be through the inside.
21. Dana Wilson asked about a fence in the back.
22. Bob Newsome said there will be a stone wall with a fence on top.
23. **MOTION by John Boehrer and seconded by Linda Petty to close this hearing. Motion passed unanimously.**

### III. **OPEN THE PUBLIC HEARING FOR MOUNT LAUREL SKI CLUB**

1. Phil Carter advised that this is an application for an amendment to a Conditional Use Permit to add two (2) bedrooms on the third floor. Property is located at 82 Andover Street in the Village Residential Commercial District.
2. Julie Nicoll advised that this is application 86-153 -CU, Amendment #4. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on June 16, 2017, advertised in THE VERMONT JOURNAL on June 21, 2017 and abutting property owners were notified on June 16, 2017.
3. Phil Carter administered the oath to all (Chuck Hannah, Tom Knudsen and Jonathan Houck) wishing to speak at this hearing.
4. Chuck Hannah said the ski club did not develop the 3<sup>rd</sup> floor when they did the other renovations. They would like to add two additional lodging rooms, bringing the occupancy from 30 to 36. One bedroom would be for 2 people and the other for 4 people. The fire marshal had required dual egress and they have that. The building is completely sprinkled. This renovation would include 2 walls and 2 doors.
5. Phil Carter said that the board has received copies of the Fire Marshal's inspection report and the renovation has been approved, with conditions.
6. Chuck Hannah said the Fire Marshal has required the dual egress and the sprinklers had already been in place. The sprinkler system was checked out and no changes are required. He added that letters from the Ludlow Police, Ambulance and Fire Departments had also been received.
7. Phil Carter said the letter from the Fire Chief said a permit from the Fire Marshal is required.
8. Chuck Hannah said it is a very safe lodge and ready for this project to go.
9. Phil Carter asked if use of the lodge is only for members, or is the public allowed to use it.
10. Chuck Hannah said it is for members only and guests of members, not the public. The club contributes to the town's economy and use of the house is year-round.
11. Linda Petty said that there is a window upstairs that if you had to go out of it, it would be a big step down.
12. Chuck Hannah said the dual egress from the 3<sup>rd</sup> floor would include going down the main stairs and down the outside steps. They will put a bar on that window.
13. John Boehrer clarified that they have 30 beds and are adding 6.
14. Chuck Hannah said they have 30 and are adding 6 more guest beds. There are also 2 apartments. The total is 39 people maximum.
15. Linda Petty asked if they keep a log to be able to keep track of the people in the lodge.
16. Chuck Hannah said they do have a log and the house is monitored by Countryside. On winter weekends, they have a designated innkeeper responsible for keeping track of the occupants. In event of an alarm, that person has to check all of the rooms.
17. **MOTION by Linda Petty and seconded by Dana Wilson to close this hearing. Motion passed unanimously.**

IV. **OPEN THE PUBLIC HEARING FOR HOMESTYLE HOTEL, LLC.**

1. Phil Carter advised that this is an application for an amendment to a Conditional Use Permit to allow for a small eight seat bar in the existing motel. Property is located at 112 Main Street in the Village Residential Commercial District.
2. Julie Nicoll advised that this is application 457-17-CU. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on June 16, 2017, advertised in THE VERMONT JOURNAL on June 21, 2017 and abutting property owners were notified on June 16, 2017.
3. Phil Carter administered the oath to all (Justin Hyjeck, Eliza Greene and Glenn Heitsmith) wishing to speak at this hearing.
4. Justin Hyjeck advised that they are renovating the All Seasons and would like to add a small, 8 seat bar in the lobby area.
5. Phil Carter asked where it would be located and who it would be for.
6. Justin Hyjeck said by the two doors facing Main Street and would be for guests and public. Parking will be on the street and in their lot.
7. Phil Carter asked if there would be music.
8. Justin Hyjeck said no.
9. Phil Carter asked the hours of operation.
10. Justin Hyjeck said from 3:00 PM to 2:00 AM, with last call at 1:30 AM.
11. John Boehrer asked if they would need earlier hours.
12. Eliza Greene said no. Check-in is at 3:00 PM and they would not serve before then.
13. Linda Petty asked if they would serve food.
14. Justin Hyjeck said just light snacks.
15. Phil Carter advised the Vermont Law said that there are no “just bars” in Vermont. There are restaurants that serve alcohol. There has to be food served, but what food is up to interpretation.
16. Eliza Greene said it could be pretzels.
17. Dana Wilson asked, just 8 seats?
18. Justin Hyjeck said as of now.
19. Linda Petty asked about the lounge chairs.
20. Justin Hyjeck said that service will not be offered there, but if someone gets a drink, they could sit there.
21. Linda Petty asked if he would remove the lounge chairs.
22. Justin Hyjeck said he would if needed.
23. **MOTION by Julie Nicoll and seconded by Linda Petty to close this hearing. Motion passed unanimously.**

V. **OPEN THE PUBLIC HEARING FOR SHIRLEY HOLDEN**

1. Phil Carter advised that this is an application for an amendment to subdivide one lot into two separate lots. Property is located at 511 South Hill Road in the Town Residential District.
2. Julie Nicoll advised that this is application SUB17-006. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on June 16, 2017, advertised in THE VERMONT JOURNAL on June 21, 2017 and abutting property owners were notified on June 16, 2017.
3. Phil Carter administered the oath to all (Shirley Holden) wishing to speak at this hearing.
4. Shirley Holden explained that she would like to subdivide her 12 acre lot into 2 parcels and eventually sell the main house and build a smaller one.

5. John Boehrer noted that her lot is 12.1 acres and the drawing shows one new lot to be 8.2 acres and the other 3.9 acres. He asked if that is correct.
6. Shirley Holden said yes.
7. Phil Carter asked about access to the new lot.
8. Shirley Holden said it would be off South Hill Road and that Ron Tarbell said it would be okay.
9. Phil Carter asked if there is any historic significance, wetlands or Indian relics.
10. Shirley Holden said not that she knows of.
11. Phil Carter asked about a pond.
12. Shirley Holden said it is a swamp, but may have been a pond at one time.
13. Phil Carter said there are items missing on the Mylar and have to be added. She will be given a list.
14. Linda Petty asked about a curb cut.
15. Shirley Holden said she hasn't done that yet, because she is not sure exactly where it will be.
16. **MOTION by John Boehrer and seconded by Dana Wilson to close this hearing with the conditions of a revised Mylar. A list will be given to Shirley Holden of items that have to be added. Motion passed unanimously.**

***NOTE: Phil Carter advised that the following two hearings are for Jewel Brook Development LLC and asked the applicant if they could be addressed concurrently. The applicant's representative agreed.***

**VI. OPEN THE PUBLIC HEARING FOR JEWEL BROOK DEVELOPMENT LLC**

1. Phil Carter advised that this is an application to amend a Conditional Use Permit to change previously permitted structure from a 34 condominium complex to a hotel containing 72 rental rooms and 3 condominiums. Property is located at 1 Parker Avenue in the Village Residential Commercial District.
2. Julie Nicoll advised that this is application 300-07-CU, Amendment #3. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on June 16, 2017, advertised in THE VERMONT JOURNAL on June 21, 2017 and abutting property owners were notified on June 16, 2017.

**VII. OPEN THE PUBLIC HEARING FOR JEWEL BROOK DEVELOPMENT LLC**

1. Phil Carter advised that this is an application for Local Act250 Review to change previously permitted structure from a 34 condominium complex to a hotel containing 72 rental rooms and 3 condominiums. Property is located at 1 Parker Avenue in the Village Residential Commercial District.
2. Julie Nicoll advised that this is application 458-17-ACT250. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on June 16, 2017, advertised in THE VERMONT JOURNAL on June 21, 2017 and abutting property owners were notified on June 16, 2017.
3. Phil Carter administered the oath to all (Sal Marottoli, Mike Peck, Paul Orzechowski, Andrea Sanford, Robert Sanford, Jean Morrill, Chuck Hannah, Glenn Heitsmith, Michael Normyle, Ed Floyd, Linda Potter, Lee Potter and Steve Meyers) wishing to speak at this hearing.
4. Sal Marottoli explained that he has a company called Oakwood Development and gave an overview of past projects. He explained that on this project site, he has removed the derelict building and shed and also removed the bunker. The Jewel Brook project was permitted for 34 condominium

units and an office building. They have already restored one building. When permitted, there was a different housing market at that time. He hired C. B. Richard Ellis (CBRE) to do a market analysis and received positive results for turning this into a hotel. It will be called the Green Mountain Lodge and be soft-branded. The proposed new project will have a smaller footprint than the original. It will be a 72room/suite hotel. It will have a timber frame appearance, similar to the Vermont Welcome Center. They saved the bricks and beams from the mill building and hope to reuse them in this one. The driveway will go around, under a portico. They will meet all standards and requirements of the Fire Marshal. The central lobby will have doors made from the mill timbers and a stone fireplace and go front to back of the building. They will tell the Mill story to guests. The lounge will have a less formal restaurant. There will be a kitchen and small conference space. Soft-branding companies being considered are Hilton, Marriott and Ascend. They will provide reservation packages. There will be an indoor pool. The suites will have a living area, French doors to a bedroom and bathroom. The next two floors will be all suites. On the basement level, there will be storage, utilities, an exercise room and possibly a home theater. They have already gone to VEDA and a large bank and received funding approval and their soft-branding partner is in place. They will use stone from a local quarry and tie in as much of Vermont as possible, using local products. There will be a tour desk to arrange activities for guests. The project will generate about \$100,000 in taxes and about \$100,000 in water/sewer connection fees and usage. The project will create about 10 full time and 22 part time jobs.

5. Ed Floyd said he would address Act250 later. He confirmed that the three criteria are education, municipal services and could not remember the 3<sup>rd</sup>. (*NOTE: Phil Carter later confirmed that the 3<sup>rd</sup> is Compliance to the town plan.*) He referred to the Site Plan drawing and showed a 36 seat restaurant and 50 seat conference room. He said there are 78 parking spaces, including 3 for the condominiums. There are 72 suites and 3 condos. He pointed out the Emergency Exit with breakaway gate in the back. He said that normal traffic will enter in the front off Parker Avenue. They have applied to the Village for their water/sewer allocation and hook-ons. They will use 10,325 GPD. He indicated water mains and sewer connection lines. He said that the office is already on-line. They hired John Bruno to do the traffic study and submitted his report as evidence. It said there is Level A service from Rout 100 to Parker. The sight distance calculation is at 25 MPH is 155 feet, and 280 feet to the corner, 375-400 feet to the south and 275-300 feet to the north. He said that parking is in accordance with VTRANS standards. He showed where the original project footprint was and what the new project footprint will be. He said that lighting will be dark-sky compliant. He referred to the Landscape drawing and showed plantings along the road that will be lower plants, like rhododendrons, hostas and spireas along Route 100. He said they originally had sugar maples there but Frank Heald suggested lower plants for a better line of sight.
6. Phil Carter said that he doesn't agree and thinks that rhododendrons will be more obstructive as they get big and bushy.
7. Ed Floyd said it could be revised.
8. Phil Carter said hostas would be okay.
9. Ed Floyd said that the sight distances are at 25 MPH but noted that no one does 25 MPH. He said there will be extensive plantings around the building.
10. Julie Nicoll asked if there would be a sidewalk.
11. Ed Floyd said no. He said that with respect to the impact on the schools, with 10 full time employees, there may be some with children, but no significant impact.
12. Phil Carter asked about compliance with the town plan.
13. Ed Floyd said he had not done that yet.
14. Phil Carter referred to the interior design and said that the drawings show the stairs on the outside.
15. Sal Marottoli said it is an exterior rated or interior. The Fire Marshal prefers exterior. The newer layout incorporates some of the Fire Marshal's comments.
16. Phil Carter asked if the copies the board has are invalid.
17. Sal Marottoli said yes.

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18. Phil Carter said this board will need to see what will actually be built. He read the following comments from the Fire Chief's letter
    - a) Permit is required from the Vermont Division of Fire Safety
    - b) Provide a NFPA 13 sprinkler system in both buildings
    - c) In the motel, provide a fire rated stairwell on each end of the building with standpipe connections for each floor in the stairwell.
    - d) In the motel, provide a center stairwell with standpipe connections on each floor
    - e) In the motel, provide self-closing fire doors between each wing and lobby open areas.
    - f) No wood burning appliances will be allowed in either building.
    - g) Provide a Knox Box on each building with master keys provided to access all rooms
    - h) The emergency entrance shall have a siren activated gate to allow access for emergency responders only. The entrance shall be maintained year round.
    - i) A 35 cent per square foot fee is required for the Town of Ludlow Fire Equipment Fund.
  19. Ed Floyd said the standpipe is where the hoses connect.
  20. Sal Marottoli said the center stair is on the drawing. He said the self-closing doors are on the drawing. He was aware that there would be no wood burning appliances. He is aware of the requirement for the Knox Box.
  21. Ed Floyd said the breakaway gate is shown on the drawing.
  22. Phil Carter asked if the emergency entrance is wide enough for EMS vehicles.
  23. Ed Floyd said yes, it is a full one lane width.
  24. Linda Petty asked if it goes around the parking lot.
  25. Ed Floyd said it lines up with the middle alley
  26. Phil Carter asked about NO PARKING Signs.
  27. Sal Marottoli said they are already done through Act250.
  28. Ed Floyd showed where the bridge is on the drawing.
  29. Phil Carter asked when their guests walk downtown, what about sidewalks.
  30. Sal Marottoli said that the people from the Mount Laurel ski club walk along the edge of the road and pick up the side walk after the bridge. He added that he will run a shuttle and the property is also in the Okemo shuttle route. His shuttle will run from Sam's to Harry's and make stops along Main Street in town.
  31. Chuck Hannah said the people from the club walk facing oncoming traffic, but they would like a sidewalk.
  32. Ed Floyd said that the plantings are at least 12 feet from the road.
  33. Phil Carter asked about the siren activated gate and Fire Equipment Fund.
  34. Sal Marottoli said yes to both.
  35. Phil Carter read from the letter from Chief Billings
    - a) This project will require additional traffic control measures: signs placed at the north and south ends of the entrance to Parker Avenue warning of vehicles entering and exiting the roadway
  36. Ed Floyd said he hadn't mentioned that to him.
  37. Phil Carter said they would have to find out about that. He asked if you can put signs on a state highway.
  38. Ed Floyd said he thinks you can in the village.
  39. Julie Nicoll said we need clarification.
  40. Phil Carter continued with the letter from Chief Billings:
    - a) Parking lot will need to remain clear of snow banks on the eastern end to make sure visibility of vehicles remains clear while entering onto Andover Street from Parker Avenue.

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- b) Sal Marottoli said there would be a single management company responsible for keeping the bank clear.
  - c) Phil Carter asked about snow removal
  - d) Sal Marottoli said there are spots to push it to. There may also be a heated sidewalk.
  - e) Phil Carter asked where they would push the snow.
  - f) Sal Marottoli indicated the locations on the drawing.
41. Phil Carter asked about the left part of the drawing and asked who owns that property.
42. Sal Marottoli said there is a small garage there.
43. Jean Morrill said that belongs to her.
44. Phil Carter referred back to the letter from Chief Billings
- a) An alarm system to be in place along with video cameras in the lounge area and hallways
  - b) Sal Marottoli said there will be monitoring.
45. Phil Carter referred to the letter from Frank Heald and asked about the Enterprise Fund contribution.
46. Sal Marottoli said he was aware of this.
47. Phil Carter asked if they would be going to the Trustees tomorrow about water/sewer allocations.
48. Ed Floyd said that one building was already built and allocated.
49. Phil Carter asked if they are going to move that building.
50. Sal Marottoli said it was the model and will be slid over and be part of the triplex. We will add two floors.
51. Phil Carter asked about parking, saying there would be 72 hotel rooms and they would need two for each unit.
52. Sal Marottoli said that 78 spaces is on the money.
53. Ed Floyd said the drawing shows 1 in front of each unit, but they are long and will fit 2 cars.
54. Phil Carter asked the height of the building.
55. Ed Floyd said 35 feet.
56. Phil Carter asked about color.
57. Sal Marottoli said it would be like the condo unit – Cedar Impressions – with some accent.
58. Phil Carter asked about dormers.
59. Sal Marottoli said they are just for aesthetics – timber frame.
60. Phil Carter asked about back by the brook, do they have any safety plans.
61. Sal Marottoli said that ACT250 would handle that. The old fence will be retained and protects part. We will put in additional by the concrete retaining wall.
62. Phil Carter asked about lighting.
63. Sal Marottoli said there will be 8 locations for poles with dark sky lighting. The poles will be coach style in the parking lot. In the center island, there will be a sculpture, 3 gooseneck lights and the Green Mountain Lodge sign.
64. Phil Carter asked why there is no Storm Water plan.
65. Ed Floyd said one would be needed if it exceeded 5,000 square feet of new impervious surface. We have to show the state that this does not exceed that.
66. Phil Carter asked when that would be done.
67. Ed Floyd said before they go to ACT250.
68. Phil Carter asked him to keep this board in the loop.
69. Sal Marottoli said this building would be smaller.
70. Phil Carter said the board needs that as evidence.
71. Ed Floyd referred to a drawing and said that last time, we cross-hatched the new and old areas and labeled them,
72. John Boehrer said there is parking for the units, office and condos, and asked if there is parking for the 22 employees.

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73. Sal Marottoli said they weren't required. The study done forecasts 52-56% occupancy.
  74. John Boehrer said that he is concerned about the height of the snow that they push back and asked who will be responsible to that as it applies to line of sight distance.
  75. Sal Marottoli said they will write a maintenance plan for the property management company with all of the requirements.
  76. John Boehrer asked who owns the property by the stop sign. He said the vegetation is high and interferes with the line of sight.
  77. Ed Floyd said it is in the ROW. In the ACT250, there is a condition that we maintain the area for the sight distance. The 12 foot ROW needs to be kept clear.
  78. Steve Meyers said he has bushes that are 30 feet wide and run to the road. He really doesn't want to cut them all down along the condo driveway. In the original permit, they were required to put in a fence in front of his house to prevent light pollution toward his house.
  79. Sal Marottoli said that could be done if it is a condition of the permit. We can figure it out. We can plant arborvitae screening or mitigate in some way.
  80. Steve Meyers said in the original permit, the fence would be on his property. He said he doesn't want cars pulling in toward his kitchen.
  81. Phil Carter said they can't put anything on the town ROW.
  82. Sal Marottoli said he would cover the cost of the fence on that part of Steve Meyers's property.
  83. Phil Carter asked Steve Meyers if it would be okay to put the fence on his property.
  84. Steve Meyers said yes, if it is properly done. He wants this on the record.
  85. Phil Carter asked Sal Marottoli if he would cover the cost of a fence on Steve Meyers's property.
  86. Steve Meyers said it would be about 40 feet.
  87. Sal Marottoli said he would cover the cost for about 40 feet of fence on Steve Meyers's property.
  88. Phil Carter said it would just be where your parking lot is aimed toward his house on his property. He added that Sal Marottoli also could ask Frank Heald about a fence on the town ROW.
  89. Phil Carter noted that the drawing shows an exercise room, movie theater, utilities and storage areas in the cellar.
  90. Sal Marottoli said that is the preliminary drawing.
  91. Phil Carter said that they will need to put what actually will be there on the final plans.
  92. Sal Marottoli said their soft-brand partner will have to weigh in on this.
  93. Phil Carter asked when this will be finalized.
  94. Sal Marottoli said about 3 weeks. If this application is approved to move forward, they would like to start work this fall and open next year.
  95. Jean Morrill said that she has 2 concerns:
    - a) There should be signage that Parker Avenue is a dead end
    - b) The landscaping on the original permit show plants by her property and they are not on this drawing.
  96. Phil Carter asked Sal Marottoli to find out about a sign.
  97. Sal Marottoli said he has no objection to putting in plants as a buffer.
  98. Phil Carter suggested evergreens or rhododendrons.
  99. Jean Morrill said that she would trust what a landscape designer suggested and that they are maintained. She asked about the parking for the townhouse.
  100. Sal Marottoli indicated parking on the drawing and showed where the designated spaces are located.
  101. Jean Morrill said that one side of Parker Avenue has no parking and the street is not wide.
  102. Glenn Heitsmith asked if any of the 72 suites would be lock-out rooms.
  103. Sal Marottoli said no.
  104. Andrea Sanford voiced her concern that people would use her driveway for turn-around or even parking.
  105. Sal Marottoli said he can supply them with a PRIVATE PROPERTY sign, adding that it generally works.

106. Andrea Sanford asked why 72 rooms.
107. Sal Marottoli said that CBRE has formulas and originally wanted 78 rooms. He said that he and Ed Floyd had to make the site work with the building and parking and the right traffic flows. They decided that 72 rooms works.
108. Steve Meyers asked who will run the food service.
109. Sal Marottoli said the soft-brand partner.
110. Mike Peck said there will be a management company to handle the hotel and food. This is not a franchise and we own the property and building. The soft-brand will handle the reservation system, the honors points and back-up support. They will vet the management companies.
111. Steve Meyers asked if the name of the soft-brand will be listed.
112. Sal Marottoli said the sign will say GREEN MOUNTAIN LODGE. There will be a plaque for the honors company point name.
113. Mike Peck said they are in the selection process for the management company.
114. Steve Meyers asked who will do the plowing.
115. Sal Marottoli said he would try to work with the people in town.
116. Phil Carter said the board still needs clarification on:
  - a) The reference in the letter from Chief Billings regarding a sign at the end of Parker Avenue.
  - b) A write up for the Local ACT250 review for impact on municipal services, schools and compliance to the town plan
  - c) They need to check with Frank Heald about NO OUTLET and NO PARKING signs on Parker Avenue
117. Paul Orzechowski voiced his concern that this project will do little to help the schools. If it still were condos, people might move there and have children that would go to the schools.
118. Phil Carter said this would be addressed in the ACT250 review process.
119. Julie Nicoll said they also need a revised planting drawings showing plants along Jean Morrill's property.
120. Chuck Hannah said that they should address the sidewalk situation and that down lit lighting is important to the Mount Laurel Ski Club.
121. Michael Normyle asked if the property is in the flood plain.
122. Phil Carter said no.
123. Julie Nicoll asked if there was a sidewalk on the bridge.
124. Jean Morrill said no.
125. **MOTION by John Boehrer and seconded by Dana Wilson to recess this hearing until the meeting on August 14, 2017.**
126. Phil Carter advised that this hearing is not being closed and the board should not discuss it – no Exparte communication.
127. **Motion passed unanimously.**

#### VIII. **APPROVE MINUTES**

1. Phil Carter advised that the minutes to be reviewed are from June 12, 2017 and the Special Meeting on June 27, 2017.
2. Julie Nicoll said on the minutes for June 12<sup>th</sup>, on page 3, #III, 27 should read "...if the association."
3. **MOTION by John Boehrer and seconded by Linda Petty to approve the minutes from June 12, 2017 as corrected. Motion passed unanimously.**
4. Phil Carter asked about the minutes to be reviewed from the Special Meeting on June 22, 2017.
5. Julie Nicoll said that she did not see any typos.

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6. **MOTION by Julie Nicoll and seconded by John Boehrer to approve the minutes from June 22, 2017 as presented. Motion passed unanimously.**

IX. **OTHER BUSINESS**

1. **Rolka, Steve – 59 Main Street – Extension on Conditional Use Permit**
  - a. Phil Carter said he would like to discuss this in Deliberative Session as he has some concerns and thoughts
  - b. The board agreed.
2. Next Regular Meeting – Monday August 14, 2017.

X. **ADJOURN**

1. **MOTION by Dana Wilson and seconded by Phil Carter to adjourn. Motion passed unanimously.**
2. Meeting adjourned at 8:02 p.m.

Respectfully submitted,

Lisha Klaiber

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Phil Carter, Chairman

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Linda Petty

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John Boehrer

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Dana Wilson

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Julie Nicoll