

**DEVELOPMENTAL REVIEW BOARD
MINUTES**

July 11, 2016

MEMBERS PRESENT:

Phil Carter, Chairman

John Boehrer,

Linda Petty

STAFF PRESENT:

Rose Goings

MEMBERS ABSENT:

Richard Harrison

OTHERS PRESENT:

Peter Alberti

Jeff Milligan

Lisha Klaiber, Recorder

Doug Burns

John Watanabe

Fred Marin, LPC TV

Jon Folkersen

I. CALL TO ORDER

1. Meeting opened at 6:00 p.m. by Chairman, Phil Carter. All members present, except Julie Nicoll and Richard Harrison.

II. OPEN THE PUBLIC HEARING FOR MARTIN AND ADELE CONNIFF

1. Phil Carter advised that this is an application to amend a Planned Residential Development Permit to convert a deck into a mudroom. The project is located at 308 Trailside Extension, Iroquois 35A, located in the Mountain Recreational District.
2. Rose Goings advised that this is application 128-98-PRD, Amendment #55. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on June 21, 2016, advertised in THE VERMONT JOURNAL on June 22, 2016 and abutting property owners were notified on June 21, 2016.
3. Phil Carter administered the oath to all (Peter Alberti) wishing to speak at this hearing.
4. Peter Alberti advised that this is another of the mudroom enclosure projects. It will be the same as all previous projects.
5. Phil Carter asked if there would be any expansion to the footprint.
6. Peter Alberti said no.
7. Linda Petty said that it appears that the deck will be elongated.
8. Peter Alberti said yes, there will be a ski locker there.
9. Linda Petty asked if there are any plans to enclose the longer deck.
10. Peter Alberti said no.
11. Rose Goings asked if he had contacted the state Fire Marshal.
12. Peter Alberti said he will be contacting them.
13. Rose Goings advised that this board needs to receive any comments the Fire Marshal made.
14. Peter Alberti said he comes to the DRB first, then to the Fire Marshal. When they come, they go through the entire unit.
15. Phil Carter advised that any conditions from the Fire Marshal will be part of the permit.
16. Peter Alberti said they will want 5/8 inch firewalls between units.

17. **MOTION by John Boehrer and seconded by Linda Petty to close this hearing. Motion passed unanimously.**

III. **OPEN THE PUBLIC HEARING FOR DAVID VAN HOSEN**

1. Phil Carter advised that this is an application to amend a Planned Residential Development Permit to convert a deck into a mudroom. The project is located at 79 Lower IV Trailside, Unit A 52B, located in the Mountain Recreational District.
2. Rose Goings advised that this is application 128-98-PRD, Amendment #56. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on June 21, 2016, advertised in THE VERMONT JOURNAL on June 22, 2016 and abutting property owners were notified on June 21, 2016.
3. Phil Carter administered the oath to all (Peter Alberti) wishing to speak at this hearing.
4. Peter Alberti advised that this is another of the mudroom enclosure projects. It will be the same as the previous projects.
5. Phil Carter asked if there would be any expansion to the footprint.
6. Peter Alberti said no.
7. Linda Petty said that it appears that the deck will be elongated.
8. Peter Alberti said yes, it will be identical to the previous unit.
9. Linda Petty asked if there are any plans to enclose the longer deck.
10. Phil Carter advised that any conditions from the Fire Marshal will be part of the permit.
11. **MOTION by Linda Petty and seconded by John Boehrer to close this hearing. Motion passed unanimously.**
12. Phil Carter asked if they had any idea how many more of these conversions there would be.
13. Peter Alberti said there will be one next month.

IV. **OPEN THE PUBLIC HEARING FOR WINTERPLACE COA**

1. Phil Carter advised that this is an application to consider an amendment to a Planned Residential Development Permit to turn attic space into an additional bedroom. The project is located at Winterplace, in the Mountain Recreational District for the following units:
 - a. Anthony & Karolyn Forlenzo, 19 Whiteloop, A204
 - b. Mark & Barbara Engel, 81 Whiteloop, F303
 - c. Todd & Jennifer Gjervold, 84 Harrison Lane, J303
 - d. Marc & Lisa Pensabene, 22 Harrison Lane, L303
 - e. Joanne Kucej, 42 Harrison Lane, M304
 - f. Geraldine Reilly, 42 Harrison Lane, M306
2. Rose Goings advised that this is application 081-94-PRD, Amendment #7. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on June 21, 2016, advertised in THE VERMONT JOURNAL on June 22, 2016 and abutting property owners were notified on June 21, 2016.
3. Phil Carter administered the oath to all (Doug Burns, Jon Folkersen, Jeff Milligan and John Watanabe) wishing to speak at this hearing.
4. John Watanabe said that in these units, as well as about 60 additional units, there is loft space and common attic areas. The COA voted to allow this project to convert that attic space into a bedroom. Some of the units will also have an additional bathroom. He said the units with bedrooms will have an additional 250 square feet.
5. Phil Carter asked if there are already other things on that same level.

6. John Watanabe said yes.
7. Phil Carter asked if they would be blowing through the wall.
8. John Watanabe said yes.
9. Phil Carter asked what the current uses on that level are.
10. John Watanabe said play areas, storage. He added that in one particular unit, the owners have a couple of common areas of access, but most have 250 square feet.
11. Phil Carter asked if they had received feedback from the state Marshal.
12. John Watanabe said they already have permits for these units.
13. Phil Carter asked John Watanabe to forward copies of the permits to Rose Goings.
14. Jeff Milligan said they will need to meet current state sprinkler, egress and fire suppression rules.
15. Phil Carter asked if they had set any other requirements.
16. Jeff Milligan said that unit A204 needs one additional egress window.
17. Phil Carter asked about firewalls.
18. John Watanabe said 5/8 inch. He added that the blowouts are not going to the outside.
19. Linda Petty asked if the fire marshal had any requirements for the floors.
20. John Watanabe said the floor is above the existing unit and no other requirements.
21. Phil Carter asked if the fire marshal is requiring hardwired smoke detectors.
22. John Watanabe said they will be remote activated in the bedrooms and throughout the complex.
23. Phil Carter asked if they had construction permits for the project.
24. John Watanabe said the Fire Marshal issued construction permits for the individual units.
25. John Boehrer noted that the permit for unit M306 was not included.
26. Jon Folkersen advised that it had been approved by Springfield and they are waiting for it.
27. Phil Carter asked if any of the conditions imposed by the fire marshal would cause any hardships.
28. Jeff Milligan said no. They want 5/8 inch sheetrock, CO and Smoke detectors and sprinkler systems.
29. Jon Folkersen said that the project installations must meet or exceed what is there.
30. Phil Carter advised that before this board can approve the project, the applicants must meet all of the conditions imposed by the state. He asked if they would meet the conditions.
31. Jon Folkersen said yes.
32. Linda Petty asked about the open area in the unit they had visited. She said you could look out to the kitchen.
33. Jon Folkersen said that is unit M306 and that area will be closed in for safety reasons. He added that a bathroom will be installed in a currently occupied area.
34. Phil Carter asked if it would have a window.
35. Jon Folkersen said no. He said that the state will map out everything that is required.
36. Phil Carter said that the DRB permit will include any conditions set by the state or by Ludlow Fire Chief Kolenda.
37. Jon Folkersen said that the plans show what we are doing in each unit.
38. Phil Carter asked if they had heard from Chief Kolenda.
39. John Watanabe said he sent out the request letters late. He said that Chief Kolenda will come and inspect the areas.
40. Phil Carter said the DRB will respect Chief Kolenda's conditions.
41. Linda Petty said that she thought the wall would be gone in that unit.
42. John Watanabe said the owner wants a door there.
43. Linda Petty asked if that unit would have one existing bedroom and one new bedroom up there.
44. Jon Folkersen said yes, and also an open closet.
45. John Watanabe said the Fire Marshal's permits refer to these as "bonus rooms," but John Watanabe said that he put "bedroom" on the plans.

46. Linda Petty asked about closets.
47. Rose Goings noted that closets had been taken out of the definition of bedrooms.
48. John Watanabe said that the units had been listed as 3 bedrooms with a loft. He said that he got allocations for the new bedrooms, but is not sure what the units were originally listed as.
49. Phil Carter asked if they had received the allocations from the Village.
50. Rose Goings said yes, they received allocations for 6 additional bedrooms.
51. Phil Carter recounted that the board still needs a letter from Chief Kolenda.
52. John Boehrer said they also need the construction permit from the state for M306.
53. Jon Folkersen said they had applied for a kitchen and bedroom for that unit, and resent the papers. They have verbal approval from the state and the state cashed the check for the permit. He said that Fire Safety people have visited unit M306 and consider it okay to commence construction.
54. John Boehrer noted that there are 2 plans for J303.
55. Jeff Milligan said there are two options for different bathroom configurations. He added that that unit will have an egress window because there are no sprinklers.
56. Linda Petty asked how it could happen that the unit does not have sprinklers.
57. John Watanabe said that codes have changed since the unit was built. This unit was in Phase I.
58. Phil Carter said that the unit was built to code at the time it was built.
59. Jeff Milligan said the loft area will have a sprinkler.
60. Doug Burns advised that he represents Okemo Realty, abutter to this project. He said that they feel that the project requires an amendment to the existing Act 250 permit. Okemo Realty and Winterplace have a series of easements. By adding bedrooms, Winterplace will need additional water allocations. Any excess use of water, over the current number of bedrooms must be approved by Okemo Realty.
61. Phil Carter asked where the water comes from.
62. Doug Burns said Debish Wells.
63. Phil Carter noted that they are not part of the town water system.
64. Rose Goings asked if the applicants have gone to Act 250.
65. John Watanabe said at this stage, they want the wastewater process. After this, they will go to Act 250. It is more of an administrative process.
66. Rose Goings advised that if an Act 250 amendment is required, that applicant will also have to come before the DRB for a Local Act 250 review.
67. **MOTION by John Boehrer and seconded by Linda Petty to close this hearing pending conditions from the State Fire Marshal, Ludlow Fire Chief Kolenda and possible Act 250 amendment. Motion passed unanimously.**

V. **APPROVE MINUTES**

1. Phil Carter advised that the minutes to be reviewed are from June 13, 2016.
2. Linda Petty noted that on page 1, item 5, should read "...well shield is near or onto..."
3. **MOTION by John Boehrer and seconded by Linda Petty to approve the minutes from June 13, 2016 as corrected. Motion passed unanimously.**

VI. **OTHER BUSINESS**

1. Permits from Last Meeting

- a. Bassett - approved
- b. Hall – approved
2. Benson Permit
 - a. Phil Carter asked about the Benson landscaping
 - b. Rose Goings said they have the portion around the building done. They are working with Woodbury and Mosher planting trees. We received a letter from them relating that they are behind schedule.

VII. **ADJOURN**

1. **MOTION by Linda Petty and seconded by John Boehrer to adjourn. Motion passed unanimously.**
2. Meeting adjourned at 6:38 p.m.

Respectfully submitted,
Lisha Klaiber

Phil Carter, Chairman

Julie Nicoll

John Boehrer

Linda Petty

Richard Harrison