DEVELOPMENT REVIEW BOARD
MINUTES

Special Meeting

June 22, 2017

MEMBERS PRESENT:

Phil Carter	Julie Nicoll	Dana Wilson - Alternate
John Boehrer	Linda Petty	

MEMBERS ABSENT:
Richard Harrison

STAFF PRESENT:
Rose Goings

OTHERS PRESENT:
Lisha Klaiber, Recorder

I. **CALL TO ORDER**

    1.   Meeting opened at 6:00 p.m. by Chairman, Phil Carter. Richard Harrison absent.

II. **OPEN THE PUBLIC HEARING FOR FREDERICK AND KATHY HART**

    1.   Phil Carter advised that this is a hearing to review compliance with flood plain regulations. Property is located at 510 Route 103 South in the Special Flood Hazard Area of the Town of Ludlow.

    2.   Rose Goings advised that this is application 351-12-FHR, amendment #1. Posted in the Town Hall bulletin boards, the Berkshire Bank Bulletin Board and the Post Office Bulletin Board and on the website on June 8, 2017, advertised in THE VERMONT JOURNAL on June 8, 2017 and abutting property owners were notified on June 8, 2017.

    3.   Rose Goings advised that in 2011, the Hart's were granted a permit for a basement, based on the regulations. They were going to use the space for storage and have vents. FEMA did not agree with the board's decision and this has been going back and forth with FEMA since that time. FEMA said the repairs to be made are:

        a.   Remove from the basement and elevate the mechanicals and utilities above the Base Flood Elevation (BFE.)

        b.   Certification by a registered professional engineer that the basement retrofit has been designed such that it will not collapse from hydrostatic forces, and include installation of effective flood vents

        c.   Deed restriction of the basement in perpetuity to remain unfinished and used only for storage.

Rose Goings continued saying that Otter Creek did some of the work and installed 6 flood vents. She said that the Certification will be issued when the oil tank is lifted 2 more feet.

4. John Boehrer noted that Otter Creek's letter mentioned switching to propane.
5. Rose Goings said that is not being done.
6. Phil Carter asked who will issue the Certificate.
7. Rose Goings said Craig Jewett from Otter Creek will. He is a Professional Engineer. She said that the DRB will need to approve the amendment to the Conditional Use Permit to include the changes ordered by FEMA. She will write the permit.
8. Linda Petty said that she had not seen the oil tank.
9. Rose Goings said it is going in a room down in the basement.
10. Phil Carter said that had to happen before the certificate is issued.
11. Linda Petty asked if it is in the building, does it still have to be raised 2 feet.
12. Rose Goings said yes.
13. Dana Wilson asked what they would use for the foundation of the oil tank.
14. Rose Goings said all flood resistant materials.
15. Julie Nicoll said that would be to comply with the new state laws. She asked who pays for this.
16. Rose Goings said our insurance.
17. Linda Petty asked the amount.
18. Phil Carter said the estimate was for about $28,000.
19. Rose Goings said she is not sure where the numbers will actually come in.
20. Phil Carter said this board's concerns now are that it meets FEMA's requirements.
21. **MOTION by Julie Nicoll and seconded by Linda Petty to close this hearing. Motion passed unanimously.**

III.   **OTHER BUSINESS**

1. Next Meeting – Monday, July 10, 2017.
   a. Rose Goings advised that she will not be there. She will be on vacation from July 5th and returning on July 17th.
   b. Phil Carter said it will be a big meeting.
2. August Meeting
   a. Phil Carter advised that John Broker Campbell will be at the meeting on August 14, 2017. He is the Flood Plain Manager for ANR.
   b. Rose Goings suggested starting the August meeting earlier than 6:00 p.m.
   c. Phil Carter said that would depend on the number of hearings scheduled for that meeting.

IV.   **ADJOURN**

1. **MOTION by Linda Petty and seconded by Julie Nicoll to adjourn. Motion passed unanimously.**
2. Meeting adjourned at 6:10 p.m.

Respectfully submitted,

Lisha Klaiber

_____   _____
Phil Carter, Chairman   Julie Nicoll

_____   _____
John Boehrer   Linda Petty

_____   _____
Richard Harrison   Dana Wilson