

DEVELOPMENT REVIEW BOARD

PRELIMINARY MINUTES

ZOOM ELECTRONIC MEETING

**Monday – March 14, 2022
6:00 P.M**

Join Zoom Meeting

<https://us02web.zoom.us/j/89445497136?pwd=aVI5WkVKOXN3VGdGZnFBN3lvQ2ltdz09>

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MEMBERS PRESENT:

Phil Carter, Chairman

Julie Bowyer

Doug Sheehan

John Boehrer

Julie Nicoll

MEMBERS ABSENT:

Julie Bowyer

STAFF PRESENT:

Rose Goings

Cherry Nicoll

OTHERS PRESENT:

Andrea Goldman

John Watanabe

Rebecca Devereux– Okemo Valley TV

Meredith Milliken

Lisha Klaiber, Recorder

I. CALL TO ORDER – ELECTRONIC MEETING GUIDELINES

1. Phil Carter opened the meeting at 6:00 p.m. He advised that the Electronic Meeting Guidelines are still in effect.
2. Roll Call:
 - a. Phil Carter advised that all members are present except Julie Bowyer.

II. 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 a bonus area. The project is located at Winterplace, in the Mountain Recreational District. Property address is 28 Fowler Road, Unit N305.

2. Rose Goings advised that this is application 081-94-PRD, Amendment #16. Posted in the Town Hall bulletin boards and the Post Office Bulletin Board and on the website, February 23, 2022 advertised in THE VERMONT JOURNAL on February 23, 2022 and abutting property owners were notified on February 23, 2022. She advised that letters have been received from the Fire, Ambulance and Police Departments.
3. Phil Carter administered the oath to all (John Watanabe) wishing to speak at this hearing.
4. John Watanabe advised, for clarification that the unit is N305. He said that the DRB had previously seen other applications and approved changing these attic spaces into bonus, for other units. They will be changing unconditioned space to conditioned space. He said that this unit is similar to previously changed units. He said that there is access to 2 areas in the loft: one above the master bedroom and the other on the back side, by the parking area, over another bedroom. He said that the space will be fully sprinkled and the Chief Kolenda said that there will not be doors on these 2 openings. Phil Carter noted that the letter from the Fire Chief included conditions: The space will not be used for a bedroom or sleeping quarters; a permit it required from the Vermont Division of Fire Safety and Sprinkler coverage must be added to the bonus room. He said that the space must also have smoke and CO₂ detection. He asked if John Watanabe was aware of these conditions.
5. John Watanabe said he is aware of them and there is no issue with them. He said that the contractor gets the permits from the Division of Fire Safety. He said that this is all in conjunction with the Home Owners' Association and they require specific vendors.
6. Phil Carter said that when received, please forward a copy of the Fire Safety permits to the Planning Office.
7. Rose Goings said that she and John Watanabe had spoken and noted that bathroom would not be added to the space.
8. John Watanabe said this is understood.
9. Phil Carter said that for the record, the space will not be used for sleeping and will not have a bathroom. Phil Carter said that they have submitted architectural drawings.
10. John Watanabe said he had submitted the Engineering Plan, done by Matt Beck from Bondville.
11. Phil Carter said that the Ambulance letter said that the area has to be kept clear for ambulance access.
12. Rose Goings asked if this unit has a spiral staircase.
13. John Watanabe said no.
14. **MOTION by John Boehrer and seconded by Doug Sheehan to close this hearing. Motion passed unanimously.**

III. **APPROVE MINUTES**

1. Phil Carter advised that the minutes to be reviewed are from December 13, 2021.
2. Phil Carter noted that on page 2, item II-3 should read, "With regard to policing the area, the gates are open all summer, but will be closed and gated in the winter..."
3. Phil Carter noted that on page 2, Item II-5, item IV-12 should read, "...other communities on Okemo may have it..."
4. Phil Carter noted that on page 5, item II-74 should read, "What if 2 or more trucks ..."
5. Phil Carter noted that on page 6, item II-86 should read, "The sidewalk goes around the side ..."
6. Phil Carter noted that on page 7, item II-154 should read, "with the snow and will the bar ..."
7. Phil Carter noted that on page 7, item II-157 should read, "9:00 p.m. might make sense ..."
8. Julie Nicoll noted that on page 8, item II-165 should read, "Sal Marottoli said the board ..."
9. Julie Nicoll said that on page 9, item II-198 should read, "Ed Floyd doesn't know if they."

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10. **MOTION by Julie Nicoll and seconded by John Boehrer to approve the minutes from December 13, 2021 as corrected. Motion passed unanimously.**

IV. **OTHER BUSINESS**

2. **DRB Board Positions**
- a. Rose Goings advised board members that those, whose terms are expiring this year, must send a letter to reapply now, as appointments will be in May.
 - b. Phil Carter said that the VERMONT JOURNAL said June.
 - c. Rose Goings said the Select Board decided to change it to May to be in line with other boards.
3. **Divided Ski Drug Rehabilitation Treatment Permit**
- a. Phil Carter said that he, Rose Goings and Scott Murphy will meet with the town's attorney to discuss the appeal to the permit. The condo owners' attorney submitted a brief as to why they are appealing. We will respond to that brief. This is public record.
4. **Jewel Brook**
- a. Doug Sheehan asked if they had heard anything from Sal Marottoli.
 - b. Phil Carter said not a word.

V. **ADJOURN**

1. **MOTION by Phil Carter and seconded by Doug Sheehan to adjourn. Motion passed unanimously.**
2. Meeting adjourned at 6:17 p.m.

Respectfully submitted,

Lisha Klaiber

Phil Carter, Chairman

Julie Nicoll

John Boehrer

Doug Sheehan

Julie Bowyer