

**DEVELOPMENT REVIEW BOARD
MINUTES**

March 9, 2020

MEMBERS PRESENT:

Phil Carter, Chairman	Julie Nicoll	George Tucker, Jr.(phone)
John Boehrer	Doug Sheehan	

STAFF PRESENT:

Rose Goings

OTHERS PRESENT:

Keith Arlund	Pete Kolenda	Huseyin Sevincgil
Scott Baitz	Ray Martel	Andrew Sheldon
Ron Bixby	John Neal	Atta Ullah
Ned Bowen	Douglas Peabody	Fred Wilson
Tom Frawley	Ted Reeves	Patrick Cody– Okemo Valley TV
Chris Huston	Bruce Schmidt	Lisha Klaiber, Recorder

I. CALL TO ORDER

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

II. OPEN THE RECESSED PUBLIC HEARING FOR OKEMO, LLC

1. Phil Carter advised that the three applications will be addressed together. These hearings are recessed from the meeting of February 10, 2020. There is an application for a Conditional Use Permit, Local Act 250 Review and Amendment to a PRD Permit, all to upgrade the Quantum Four lift to a six-passenger lift and the Green Ridge triple lift to a high-speed detachable four-passenger lift, construction of approximately 1,400 lineal feet of ski trail, renovation of the Administration Building to a facility focused on a children's ski school, renovation of, and addition to existing Base Lodge Building and site improvements including heated walkways, improved parking area, removal of some parking spots adjacent to the existing Base Lodge, and improved storm water system management and treatment. Property is located on Okemo Ridge Road in the Mountain Recreation District.
2. Phil Carter reminded all who had spoken at the February hearing that they are still under oath and administered the oath to Bruce Schmidt. Phil Carter said the following items need to be addressed: For Local Act250, they need to discuss conformance to the Municipal Plan:
 - a. They need to go back through the existing Okemo permits and to check for compliance with traffic and shuttles.
3. Ted Reeves advised that he had sent a letter to Rose Goings and addressed conformance to the Municipal Plan. He cited references in the Plan regarding recreation, traffic, economy of the town and village of Ludlow and how the project would impact Municipal and Educational Services.
4. Phil Carter asked the board if they had any questions regarding Local Act250 review. There were none. Phil Carter noted that in the Stowe Club Highlands Analysis, permits are looked at for

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- flexibility and finality. They look at changes in facts, laws, technology, construction and possible errors in decisions.
5. Ted Reeves said that the Stowe Club kept going back to Act 250 for flexibility in their permit. He said that in this project for Okemo, they are not asking for changes. This application is for review under the zoning regulations. In this project, Okemo wants to bring the Base area up to current code with respect to ADA compliance, life safety, additional egress, elevators to make the building more accessible. He said that state Storm Water regulations have changed and Okemo is required, by law from the ANR, to bring the project up to current standards.
 6. Phil Carter said that is the exact intent of the statutes. He then asked Ted Reeves about further information on the Stewardship committee.
 7. Ted Reeves said that would be comprised of 2 parts. They need the Department of Forest, Parks and Recreation to sign off and approve the project on their land. They need a sign off from the State about the stream and any conditions about when they may and may not work. This will also include Fish and Wildlife and the ANR. We have applied to them for approval to go forward with the Act 250 process and are approved to the extent that we can go forward to Act 250. Final approval for the project will come from Act 250. We have been working since August/September with a team from the Stewardship committee. We have been working with Courtney Buckley regarding crossing the stream and she will give feedback to Act 250 and may add conditions. He said that regarding Wildlife, there are Bicknells Thrush, which is an endangered species and over at Jackson Gore, there is a bear habitat. We are talking to the state about both. They also will give feedback and possibly conditions to Act 250. We are working with Stephanie Gile at Act 250. We are making progress.
 8. Phil Carter said that the emails submitted by Ted Reeves are exactly what the DRB was looking for. He then referred to the letter, dated 3/3/2020, from Chief Billings. In that letter, the chief voiced his concern about the reduction in buses and the change in Locals' ticket sales from morning to afternoon. The chief was advised that Okemo will be adjusting that next year. They will return the buses to full schedules and tickets back to mornings.
 9. Ted Reeves said that he and John Neal have discussed this with the chief and Rose Goings and we will stand by this.
 10. Phil Carter said that changing the locals' tickets from morning to afternoon unmitigated 129 vehicles.
 11. Ted Reeves said the Sunday Solution tickets will go back to mornings next year.
 12. Rose Goings said this is stated in the letter from Ted Reeves dated 2/28/2020 on pages 2 and 3.
 13. Phil Carter asked about the shuttle buses.
 14. John Neal said that Okemo is planning to return to full schedule, but it will depend on availability of bus drivers.
 15. Phil Carter said he had heard that the schedule had been cut in half. He also asked about the employees coming in from the north and west and having them park at Jackson Gore and by shuttled to other points in the resort.
 16. John Neal said that is still happening.
 17. Phil Carter said that process mitigates about 84 vehicles. He then advised that the Enterprise Fund is still active.
 18. Rose Goings said we will work that out when Scott Murphy gets back from vacation.
 19. Phil Carter said the board had received a letter that the waste water allocation had been signed off on.
 20. Rose Goings said that approval was pending an audit and the audit was done. Okemo was under allocated and this will be worked out with the Trustees. She said there was a difference of 15,530 GPD at the base lodge area, but they were over allocated by 2,690 at the Administration/Snow stars area.
 21. Ted Reeves said he would follow up on this.

22. Phil Carter advised Ted Reeves that the DRB will have party status at the Act 250 hearings. We will be at the table to explain our decisions and conditions. We will be able to help them understand the background and our reasoning.
23. Ted Reeves said that Stephanie Gile said that we can't proceed until after the DRB issues its decision. Act 250 wants to see the DRB permit and conditions.
24. Ted Reeves said he went back through the February minutes to make sure he had covered everything.
25. Rose Goings said that Okemo had amended its lighting plan.
26. Ted Reeves said they added one additional down lit light.
27. Rose Goings said they addressed the Queeche Analysis.
28. **MOTION by Doug Sheehan and seconded by Julie Nicoll to close this hearing. Motion passed unanimously.**

III. **OPEN THE PUBLIC HEARING FOR SUMMIT DISTRIBUTING, LLC**

1. Phil Carter advised that this hearing is an application to amend the Conditional Use permit and for Flood Hazard Review for the redevelopment of an existing retail motor fuel outlet, including the razing of the auto parts store/service garage and addition of a two (2) additional fuel dispenser island. The existing convenience store will be updated and the front entrance will be relocated. The proposed location of the dumpster and enclosure is located in the Special Flood Hazard Area. The property is located at 129 Main Street in the Village Residential Commercial District.
2. Rose Goings advised this is application is 157-86-87-CU, Amendment # 1 and application 481-20-FHR. Both applications posted on the Town Hall bulletin boards and the Post Office Bulletin Board and on the website February 19, 2020, advertised in THE VERMONT JOURNAL on February 19, 2020 and abutting property owners were notified on February 19, 2020.
3. Phil Carter administered the oath to all (Tom Frawley, Huseyin Sevincgil, Atta Ullah, Pete Kolenda, Keith Arlund, Ned Bowen, Ray Martel, Scott Baitz) wishing to speak at these hearings. He explained that this is an on the record hearing and accepts written and verbal evidence. This is part of a legal process. All evidence is reviewed. If the decision of the DRB is appealed to the court, the court will not hear this evidence again, but will review the process.
4. Huseyin Sevincgil said that the applicant wishes to remove the existing NAPA auto parts and service center. They want to remodel the existing convenience store and cut off part of the corner (shown on plans) to make a double door. The existing canopy and the underground tank will remain. They propose to add new underground piping. The original drawing showed 15.3 feet from the building to the canopy, but it is actually 20 feet. They will have 2 dispersal islands, one for diesel and one for gas. They will have the same general overhang as the NAPA building. They will re-stripe the parking and add spaces. In the back, they will pave and maintain the slope to the Black River. There will be 3 feet wide, 6-inch-deep stone trench to a swale leading to a retention pond with plants. They will not disturb the 15-foot stream setback, except for some rain garden. The dumpster will be enclosed with a chain link fence with privacy slats. Nothing will be raised. He indicated the side walk and ADA access ramp. He indicated the locations of the new canopy. He said it will be 15 feet to the bottom with a 3-foot fascia. They will not be adding fill in the flood area.
5. Julie Nicoll asked about snow plowing.
6. Huseyin Sevincgil said it would be toward the back of the property.
7. Doug Sheehan voiced concern that the parking would block traffic.
8. Huseyin Sevincgil said no, it is 24 feet wide and 2-way.
9. Phil Carter said that currently, cars can drive around the building.
10. Huseyin Sevincgil said that would be closed off, loamed and seeded.
11. Phil Carter asked what the green space on the plan indicated.

12. Huseyin Sevincgil said loam and seed.
13. Phil Carter asked about propane tanks.
14. Huseyin Sevincgil said they will be underground.
15. John Boehrer asked about lights in the canopy.
16. Huseyin Sevincgil said there will be no additional light poles. There will be 4 LED lights in the new canopy and the lights in the existing canopy will be replaced with LEDs.
17. John Boehrer asked the hours of operation.
18. Huseyin Sevincgil said the same as the current hours of operation. He advised that they will replace the sumps and piping at the existing island.
19. Phil Carter asked about the space between the buildings and the American Legion ROW.
20. Huseyin Sevincgil said the American Legion does not have a ROW.
21. Phil Carter asked the distance from the pumps to the Legion building.
22. Huseyin Sevincgil said about 30 feet.
23. Phil Carter asked where the diesel and gas pumps would be.
24. Huseyin Sevincgil indicated them on the plan.
25. Phil Carter asked, if a shuttle bus pulls in to the left, how would it get out.
26. Huseyin Sevincgil said it is about 38 feet to make a U-turn and a bus may not be able to make it. It would have to back up. There is ample room to maneuver.
27. Phil Carter asked what if the bus pulls to the right.
28. Huseyin Sevincgil said it would be difficult.
29. Tom Frawley said at one time, he drove buses and if a bus pulled in on the right, it would have to swing wide and back-up. The drivers would have to self-manage.
30. Phil Carter asked how wide a bus is.
31. Tom Frawley said about 9 feet.
32. Phil Carter asked how far away from the pumps if there is a fire.
33. Tom Frawley said 1 foot, but we will have fire suppression systems under the canopy. He added that 98% of fires are engine fires.
34. Doug Sheehan asked what if cars are parked in the spaces.
35. Huseyin Sevincgil said there would be a 24-foot aisle.
36. Tom Frawley said it would be quick.
37. Huseyin Sevincgil said the canopy is not required to have a fire suppression system per the fire marshal. We will not be operating 24 hours and will have windows that will enable employees in the shop to see the pumps.
38. Pete Kolenda said that originally, the set back was shown as 15 feet and he had said he would not support it. He talked to Huseyin Sevincgil and now it is 19 feet. He is still concerned and has spoken to Legion members. The Legion building does have sprinklers, but he has asked Summit to provide side wall sprinklers for the Legion. He said it would stick out from the side of the building.
39. Phil Carter said that would provide 2 points of protection for the Legion; in their building and on the side wall.
40. Pete Kolenda said that the Legion would have to agree to this.
41. Julie Nicoll asked about maintenance of that system.
42. Pete Kolenda said there is some maintenance and it would be inspected annually.
43. George Tucker asked how far it would stick out.
44. Pete Kolenda said only a few inches.
45. Ray Martel asked if it would be a dry system.
46. Pete Kolenda said yes.
47. Ned Bowen said the bathrooms all have antifreeze and also the 3rd floor.
48. Phil Carter asked Legion members if they have activities on the 2 and 3 floors.
49. Keith Arlund said yes. The 2nd floor has been remodeled and is used.
50. Pete Kolenda said there is a fire escape from the back of the building and the other egress is the front door. He is concerned.

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51. Phil Carter asked if this is a possible solution.
 52. Tom Frawley said the Summit would be willing to look into this and consider it.
 53. Phil Carter asked when the Legion board would meet again.
 54. Keith Arlund said they can have an emergency meeting to discuss this and he does not expect there would be a problem. He said the Legion's major concerns are maximum safety for vehicles and pedestrians. He said if 4 large vehicles pulled in, it may be crowded. He suggested that large vehicles only use the front pumps. He is concerned about traffic flow. He said the added suppression systems may minimize risk. He is concerned about pedestrians and unattended vehicles.
 55. Tom Frawley said only 15% of the gas purchases are bought in the store. He said people don't like to leave cars unattended. He said they will usually park in the spaces.
 56. Doug Sheehan asked how most people pay for gas.
 57. Tom Frawley said 85% pay with credit cards at the pumps.
 58. John Boehrer asked the distance of the 7/11 pumps from the Legion.
 59. Huseyin Sevincgil referred to the drawing and said a little bit further.
 60. Rose Goings asked the height of the canopy.
 61. Huseyin Sevincgil said 15 feet to the bottom and a 3-foot fascia.
 62. Rose Goings asked the height of the existing canopy.
 63. Huseyin Sevincgil said 14 feet to the bottom and a 3-foot fascia.
 64. Tom Frawley said that no vehicles would have trouble clearing the new canopy.
 65. Huseyin Sevincgil said when they remove the existing buildings; the distance to the Legion would increase.
 66. Pete Kolenda asked how they will separate the Legion parking from the Summit parking.
 67. Huseyin Sevincgil said there will not be a barrier.
 68. Phil Carter asked if the Legion parks there now.
 69. Keith Arlund said they have. He said they have a good relationship with their neighbor. He is mostly concerned about their building and a possible catastrophe with the pumps. He said they have been parking back there and it hasn't been a problem. We will discourage our people from parking there.
 70. Ray Martel asked if there would be any signage to assist people with the traffic flow.
 71. Tom Frawley said Summit can put up signs, but people will do what they want. We can put signs on the canopy saying, NO TRUCKS, NO BUSES. We can possibly put up no exit signs.
 72. Keith Arlund said that the waste trucks are going to the dumpsters. If there is overflow at the side pumps, what are the provisions for cleaning up if the fuel gets spilled?
 73. Pete Kolenda said we are required by law to report any spill over 5 gallons. They will have to hire a cleanup crew.
 74. Phil Carter asked if the applicants have contacted ANR yet.
 75. Huseyin Sevincgil said no.
 76. Phil Carter said ANR has to sign off on the project because the project is in the flood way and flood plain.
 77. Huseyin Sevincgil said they will actually be removing fill.
 78. Phil Carter said that since Irene, FEMA is all over these projects. He said John Broker-Campbell will have to sign off on the project.
 79. Rose Goings asked them to send her the PSF and she will forward it to John Broker-Campbell.
 80. Scott Baitz said the swale is very important and where will they push the snow.
 81. Huseyin Sevincgil said towards the swale.
 82. Scott Baitz said that snow freezes and the swale will be useless.
 83. Tom Frawley said they may have to remove the snow.
 84. Huseyin Sevincgil said the area will be gravel and grass.
 85. Phil Carter said we can condition that the area stays open.
 86. Doug Sheehan asked where the Legion plows its snow.
 87. Keith Arlund said onto the bank. He said it is good that they will be getting rid of those 2 old buildings. It is an esthetically positive improvement.

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88. Phil Carter said this project will have to go through the ANR. He asked about the Fire Marshal.
 89. Huseyin Sevincgil said he has talked to them, but they won't come out until we have a decision from the DRB.
 90. Pete Kolenda said he has talked to Landon Wheeler and he needs to see the permit application.
 91. Phil Carter asked when Summit will fill out the application.
 92. Tom Frawley said they thought that would be a condition of the DRB.
 93. Huseyin Sevincgil said they have had numerous phone conversations and are familiar with NFPA requirements. He said that in his response letter to Pete Kolenda, he addresses these requirements and the project will meet the minimum requirements.
 94. Phil Carter said that the fire marshal will also be interested in the store. He asked about access to the dumpster.
 95. Huseyin Sevincgil said it will be directly in line with the 24-foot aisle and a truck should be able to back up to the gates. It is 60 feet to the property line and a WB50 needs 90 feet.
 96. Ned Bowen asked how many dumpsters there would be.
 97. Huseyin Sevincgil said 2.
 98. Ned Bowen asked about a grease dump.
 99. Atta Ullah said it will be a smaller, 40-gallon drum.
 100. Huseyin Sevincgil said there would be a 24' wide enclosure.
 101. Phil Carter asked when the dumpster collection usually takes place.
 102. Atta Ullah said in the early morning.
 103. Phil Carter said he is concerned that there will be a lot of backing up.
 104. Huseyin Sevincgil said trash pick-up is once a week and recycling pick-up is also once per week. He said that pick-up trucks and passenger vehicles should not have problems.
 105. Phil Carter asked about a person who pulls in with a F350 and snow mobile trailer. He said that he is not convinced it would be safe. He would like them to put up signs NO TRUCKS at this pump.
 106. George Tucker said also NO TRAILERS.
 107. Huseyin Sevincgil said that could be added.
 108. Ray Martel said that Rose Goings asked the Legion to repeat the questions brought up at the site visit.
 - a. Concerns about the setback from the canopy and new pump to the Legion building.
 - b. Concerns about the gravel areas by the Black River
 - c. Concerns about the extension of the existing entry and the Montgomery property line
 - d. Questions if the new site work will allow water to flow to the Legion property and building
 109. Phil Carter asked what they will do to prevent water from affecting the Legion property and building.
 110. Huseyin Sevincgil said they would regrade between the 2 properties to better define the swale and create low points on the Summit property.
 111. Ray Martel continued his list.
 - a. Asked if the side walk on Main Street would stay the same. It currently goes to black top.
 - b. Asked about barriers for parking
 - c. Asked about paving over onto Legion property with no gravel between the seams
 - d. Asked if they would provide security cameras out back
 112. Phil Carter said security cameras would be a condition of Chief Billings.
 113. Rose Goings said cameras and alarms
 114. Keith Arlund asked if the dumpster would be anchored.
 115. Rose Goings said they would have to be.
 116. Phil Carter said ANR would condition that.
 117. Keith Arlund asked the time frame of the project.
 118. Tom Frawley said 4 to 5 months.
 119. Phil Carter said the project would have to start within one year of the issuance of the DRB permit.
 120. Rose Goings said that the project would have to be completed within 2 years. She asked about the wood fence for year-round screening.

121. Huseyin Sevincgil said there is an existing fence along the property line, but it belongs to the other property owners.
122. Tom Frawley said there would be no modifications to that side of the property.
123. Ned Bowen asked if there would be public restrooms.
124. Tom Frawley said yes.
125. Ned Bowen asked what would be the hours of construction.
126. Phil Carter said the DRB does not have specific hours for construction other than no night work.
127. Tom Frawley said it would be during daylight hours.
128. Ray Martel asked if there would be a chain link fence around the project during construction. He would like to have an open dialogue about construction and construction equipment.
129. Ned Bowen said that when the 7/11 was doing construction, there was a lot of pounding and our property was inspected for damages.
130. Huseyin Sevincgil said the existing tanks will remain.
131. Tom Frawley said there will be no new foundation and little pounding. He said that they will be responsible for any damage they cause.
132. Rose Goings asked about lighting.
133. Tom Frawley said the lights will be flat and mansard. They will be down lit LEDs.
134. Ray Martel asked if they would shut off at night.
135. Rose Goings said they can't be internally lit.
136. Tom Frawley said they would be flush mount.
137. Phil Carter said the applicants must contact ANR and that Rose Goings would be able to help them with that. Keith Arlund will have the Legion board look into the suggestion about sidewall suppression. He said that Tom Frawley would coordinate with the Legion. He said the applicant will have to get the permit from the Fire Marshal.
138. Pete Kolenda said that his requirements are in his letter.
139. Phil Carter asked if they would be cooking in the store.
140. Tom Frawley said yes and there would be a new hooded system, griddle and maybe pizza oven.
141. Pete Kolenda said that Landon Wheeler would have to be contacted on this.
142. Rose Goings said they currently have a fryolator and griddle.
143. Phil Carter asked the applicants if they thought they would have this done for April's meeting.
144. Tom Frawley said they do have work to do: ANR, canopy plans and the fire marshal.
145. Huseyin Sevincgil asked if they need to contact ANR at this time.
146. Phil Carter said yes. He said they have to contact ANR, get information on the fire suppression system to Pete Kolenda and the Legion. He said if the Legion board says no, this project will not go forward.
147. Keith Arlund said he does not anticipate any issues.
148. **MOTION by Julie Nicoll and seconded by Doug Sheehan to recess this hearing until April 13, 2020. Motion passed unanimously.**

IV. **OTHER BUSINESS**

1. **Trailside/Kettlebrook Hydrants Violation – See letter in packet**
 - a. Rose Goings advised that Trailside has welded the hydrants shut. She said she has not been able to locate their original permit. She said that Kettlebrook also has welded the hydrants shut, but she has found the original permit. They are in definite violation of their permit. The original permit required a 100,000-gallon tank that was not installed. They have been trying to work this out. She said that no further permits will be issued for Kettlebrook until this is settled. She will write a letter informing the HOA of this situation. She needs to locate the Trailside permit. There is not enough domestic water supply.

- b. Pete Kolenda said that Chief Harrison recommended the 100,000-gallon tank, and they only have a 35,000 to 40,000 tank. He said the fire department will use the water system if they need it.
- c. Phil Carter said they can either fix this, be in violation or amend the permits.
- d. Ted Reeves said the Kettlebrook system includes the condos, the Okemo Mountain Lodge and the base lodge. It is referred to as the Bull Run Water System. He said that in the last 3 years, they have been trying to get a new treatment system designed with a larger tank, hydrants, fire suppression and potable water. He has been trying to get an easement from Okemo and Kettlebrook, but is no closer today than 1 ½ years ago.
- e. Phil Carter asked about the needed easement.
- f. Ted Reeves said that is an issue. They need a larger easement from Okemo Realty. They went to Kettlebrook to try to get an easement from them and put the treatment and storage on their property because they need to keep them close to the pumps and pipes. He does not know where to go from here. He said that he and Pete Kolenda have been having discussions about this.
- g. Pete Kolenda said there are also issues with the water main sizing.
- h. Ted Reeves said the critical item is the storage tank.
- i. Pete Kolenda said they need to increase the 4-inch line to 6 inches. He said that was part of the state letter.
- j. Phil Carter asked if they have enough capacity for a major fire.
- k. Pete Kolenda said that the fire department has used the system.
- l. Scott Baitz said that Building C had a fire. He said that Okemo Mountain Development did not build the tank. This was before Kettlebrook.
- m. Rose Goings repeated that Kettlebrook will not be getting any more permits until this is resolved.
- n. Ted Reeves said the lodge, administration building and the condos are on that system.
- o. Pete Kolenda said that the permit should never have been approved by the state.
- p. Phil Carter said in the 1980s, zoning was going through growing pains. Now, we need it to be safe.
- q. Scott Baitz asked if any condo owners would be able to finish their decks.
- r. Rose Goings said no permits will be issued.
- s. Phil Carter said the fire marshal has also said no more permits.
- t. Ted Reeves asked for a copy of the fire marshal's letter.
- u. Pete Kolenda said the same situation exists at Trailside. They have 2 tanks; one 60,000 gallon and the other 35,000 gallons.
- v. Ted Reeves said that the goal for the Bull Run Water System was to be in construction this summer with the treatment plant, then move on to the tanks.
- w. Rose Goings said if Kettlebrook was originally told 100,000 gallons, how did the base lodge and administration building get added.
- x. Ted Reeves said it happened in the 1980s and he does not know.
- y. Rose Goings asked if a 100,000 tank will be enough.
- z. Ted Reeves said the average daily demand is 35,500 gallons and code is 60,000 gallons. He said that the 100,000 would meet the state requirements.

V. **APPROVE MINUTES**

1. Phil Carter advised that the minutes to be reviewed are from December 9, 2019 and February 10, 2020.
2. December 9, 2019.

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- a. Julie Nicoll noted that on page 2, item III, #1 should read Okemo Market Place.
 - b. Julie Nicoll noted that on page 2, item III, #3 should read "...the oath to Brandon..."
 - c. Julie Nicoll noted that on page 2, item III, #4 should read "... French door to make one bigger door."
 - d. Julie Nicoll noted that on page 2, item III, #19 should read "... chiefs or by the fire..."
 - e. **MOTION by Julie Nicoll and seconded by George Tucker to approve the minutes from December 9, 2019 as corrected. Motion passed unanimously.**
3. February 10, 2020.
 - a. Julie Nicoll noted that on page 1, item II, #8 should read "...Unit 302 if they can put one in and"
 - b. Julie Nicoll noted that on page 2, item II, #12 should read "John Watanabe said yes."
 - c. Phil Carter noted that on page 2, item III, #4 should read "...They will move the planting"
 - d. Julie Nicoll noted that on page 3, item III, #43 should read "...what will they do"
 - e. Julie Nicoll noted that on page 4, item IV, #3 should read "...speak at this hearing."
 - f. Phil Carter noted that on page 4, item IV, #5 should read "...ROW but they can use Sandra Drive."
 - g. Julie Nicoll noted that on page 5, item V, #5 should read "...Ted Reeves referred to drawings"
 - h. Julie Nicoll noted that on page 5, item V, #5 should read "...where the area will be regraded"
 - i. Julie Nicoll noted that on page 5, item V #6 should read "...There will be a 2-story addition"
 - j. Julie Nicoll noted that on page 5, item V, #7 should read "...Parks, and Recreation owns the land there and have"
 - k. Julie Nicoll noted that on page 5, item V, #13 should read "...but it will spread people out"
 - l. Julie Nicoll noted that on page 7, item V, #57 should read "...They will give Okemo the occupancy numbers"
 - m. **MOTION by John Boehrer and seconded by Phil Carter to approve the minutes from February 10, 2020 as corrected. Motion passed unanimously.**

VI. **ADJOURN**

1. Next meeting on April 13, 2020.
2. Rose Goings asked board members to email her their thoughts on the Okemo hearing. She asked when they would like to deliberate.
3. **MOTION by John Boehrer and seconded by Phil Carter to adjourn. Motion passed unanimously.**
4. Meeting adjourned at 8:04 p.m.

Respectfully submitted,

Lisha Klaiber

Phil Carter, Chairman

Doug Sheehan

John Boehrer

George Tucker, Jr.

Julie Nicoll