

**DEVELOPMENT REVIEW BOARD  
MINUTES**

*November 25, 2019*

**MEMBERS PRESENT:**

John Boehrer, Vice Chair     Doug Sheehan  
Julie Nicoll

**MEMBERS ABSENT:**

Phil Carter, Chairman     George Tucker, Jr.

**STAFF PRESENT:**

Rose Goings

**OTHERS PRESENT:**

John Napier     Holger Stoltze     Rosemarie Stoltze  
Lisha Klaiber, Recorder     Eric Chattergee – Okemo Valley TV

**I.     CALL TO ORDER**

1.     Meeting opened at 6:00 p.m. by Vice Chairman, John Boehrer. All members present except Phil Carter and George Tucker, Jr. .

**II.    OPEN THE PUBLIC HEARING FOR HOLGER & ROSEMARIE STOLTZE**

1.     John Boehrer advised that this is an application to consider an amendment to a Conditional Use Permit to change a single family home to a 9 bedroom Bed & Breakfast. Property is located at 86 Main Street in the Preservation District.
2.     Rose Goings advised that this is application 182-01-CU, Amendment #2. Posted in the Town Hall bulletin boards and the Post Office Bulletin Board and on the website on November 4, 2019, advertised in THE VERMONT JOURNAL on November 6, 2019 and abutting property owners were notified on November 4, 2019. She said that letters have been received from Ludlow Police, Fire, and Ambulance Departments as well as the Fire Marshal. He referred to the letter received from the Fire Marshal.
3.     John Boehrer administered the oath to all (John Napier, Holger Stoltze and Rosemarie Stoltze) wishing to speak at this hearing. He said that anything discussed at the site visit is off the record.
4.     Holger Stoltze said that they would like to re-open the property as a 9-bedroom B&B. They will have sleeping and breakfast. They will live in the back house, not in the inn.
5.     John Boehrer noted that this is not currently active as a B&B. He referred to the letter from the Fire Marshal and asked Holger Stoltze if they would be able to comply.
  - a.     Fire Alarm shall be inspected by a TQP annually.
  - b.     Chemical suppression shall be inspected semi-annually
  - c.     Sprinkler system is required due to sleeping over 8
  - d.     Extension cords shall not be used as permanent wiring
  - e.     System AC/DC CO alarms shall be located on every level
  - f.     All AC/DC CO alarms over 5 years old shall be replaced

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- g. 3<sup>rd</sup> floor suite on the south end requires AC/DC or system 60 alarm
  - h. Junction box in laundry room requires a cover
  - i. Laundry room shall have missing boards replaced or sprinkled
  - j. Penetrations in boiler room shall be sealed
  - k. Boiler is required to have an operating certificate
6. Holger Stoltze said that they will comply with all of the above, adding that the boiler is new.
  7. John Boehrer asked about the letter from Chief Kolenda.
    - a. All bedrooms shall have an egress window of at least 5.7 square feet. Bedrooms 8 and 9 must have windows that open.
    - b. Holger Stoltze said that they will comply. He said that bedrooms 8 and 9 do have windows and that the Fire Marshal has looked at it.
  8. John Boehrer asked about the letter from the Ambulance Service.
    - a. Medical personnel need room to use their equipment and that the driveway is plowed during the winter to allow access for the ambulances.
    - b. Holger Stoltze said that they will take care of it.
  9. John Boehrer asked about the letter from Fire Chief Kolenda.
    - a. All bedrooms shall have an egress window of at least 5.7 square feet. Bedrooms 8 and 9 must have windows that open.
    - b. Holger Stoltze said that they will comply. He said that bedrooms 8 and 9 do have windows and that the Fire Marshal has looked at it.
  10. John Boehrer asked about the letters from Police Chief Billings.
    - a. The chief reiterated the need to have room for emergency vehicles and snow plowing. The chief also noted that the plans show ample parking. John Boehrer said that they need 9 parking spaces.
    - b. Holger Stoltze said that they will have 11 spaces.
    - c. John Boehrer said that the initial plan shows 12.
    - d. Rosemarie Stoltze said that is too many. They do have 11 spaces.
    - e. John Boehrer said they will need to submit a new parking plan.
    - f. Doug Sheehan asked if they have personal cars and how many. Will they be using the parking spaces on the plan?
    - g. Holger Stoltze said they have 2 cars and will be using 2 of the spaces. That is why they will have 11 spaces.
  11. John Boehrer asked about the letters from Fletcher Memorial Library.
    - a. The letter states that
      - i. The library parking lot is for library patrons only, during and after hours
      - ii. Snow removal needs to be at the property owner's responsibility with their snow/plowing remaining on their property. The additional snow on the library creates a smaller and more dangerous parking issue for the library.
    - b. Holger Stoltze said that there is not enough room to plow to the right, but there is plenty of room to the left.
    - c. John Boehrer said that in the past, the owners plowed to the left.
    - d. Rose Goings said that sometimes snow actually has to be removed from the property in bad winters.
    - e. Holger Stoltze said they will take care of it.
  12. Rose Goings asked if they have taken care of the sewer allocation and that all monies owed are paid
  13. Rosemarie Stoltze said that has already been done.
  14. Holger Stoltze said the sewer is done. They will pay the \$1,400 at closing. They have already met with the water board. He added that the sprinkler will be connected next Tuesday.
  15. John Boehrer asked if there would be any changes to the exterior.
  16. Holger Stoltze said just painting.

17. John Boehrer asked about any changes to exterior lighting.
18. Holger Stoltze said possibly one or 2 lights to for safety in the parking area.
19. John Boehrer asked about the sign.
20. Holger Stoltze said once approved, they will put the same sign back up.
21. Rose Goings checked the regulations for the Preservation District and advised that painting is exempt.
22. Holger Stoltze said that they will choose a color appropriate for guests.
23. John Boehrer said the applicants have requested an Up/Down vote.
24. **MOTION by Julie Nicoll and seconded by Doug Sheehan for the board to do an Up/Down vote. Motion passed unanimously.**
25. **MOTION by Doug Sheehan and seconded by Julie Nicoll to approve this application pending conditions imposed by the fire marshal, police and fire chiefs, ambulance service and request from the library. Motion passed unanimously.**
26. Rose Goings said she will send the applicants a letter.

### III. **APPROVE MINUTES**

1. John Boehrer advised that the minutes to be reviewed are from October 28, 2019.
  - a. John Boehrer said that on page 1, item# II-3, should read "John Boehrer administered..."
  - b. Julie Nicoll said that on page 1, item II-5 should read, "John Boehrer asked how many other Trailside units have done dormers similar to this one."
  - c. **MOTION by John Boehrer and seconded by Julie Nicoll to approve the minutes from October 28, 2019 as corrected. Motion passed unanimously**

### IV. **ADJOURN**

1. Next meeting December 9, 2019.
2. **MOTION by John Boehrer and seconded by Doug Sheehan to adjourn. Motion passed unanimously.**
3. Meeting adjourned at 6:26 p.m.

Respectfully submitted,

Lisha Klaiber

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Phil Carter, Chairman

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Doug Sheehan

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John Boehrer

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George Tucker, Jr.

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Julie Nicoll