

Town of Dover
Development Review Board

Meeting Minutes

February 11, 2016 at 7:00 PM
Dover Town Office

***THESE MINUTES ARE NOT OFFICIAL UNTIL THEY HAVE BEEN APPROVED BY
THE DEVELOPMENT REVIEW BOARD***

- I. The regular meeting was called to order at 7:00pm by Chair Shippee.
- II. All parties present were asked to sign in.
- III. The notice of hearing was read into the record.
- IV. Board members present were: Chair Sarah Shippee, Vice Chair Jim Lynch, Geraldine Golet, Steven Montello & Jonathan Prial. The Board introduced themselves to the audience. The Zoning Administrator, David Cerchio and Recording Secretary, Jeannette Eckert was also present along with Dave Moulton, Kelly Pawlak, Edie Mas, Laurie Newton, Daniel Casey, Ron Joseph, Kevin Joyce, Brendan Ryan, Scott Cohen, Fred & Janice Ganning.
- V. A general description of the evening's proceedings was presented by the Chair. as well as a brief explanation of Interested Parties. All Interested Parties were notified of their rights as Interested Parties to speak on the application and to appeal the application. Interested Parties were notified that participation in the hearing, either by verbal or written testimony, is required in order to appeal the Decision to the Environmental Court.
- VI. A draft of the minutes for the meeting will be posted by Tuesday, February 16, 2016 and all Applicants are encouraged to review those minutes for accuracy and any comments or inconsistencies should be sent to the ZA before the next meeting. All exhibits presented are available for public viewing through the ZA or Recording Secretary. All parties intending to give testimony were sworn in.

- I. **To consider application #16-MS300-01** by Mount Snow Ltd. to amend their PUD as a conditional use for the construction of a new base lodge and redevelopment of the parking area at Carinthia in accordance with Article 7 of the Bylaw. The property is located on Handle Road in West Dover and is known as Carinthia Ski area. Parcel Code MS300.

ZA Cerchio testifies that the hearing has been properly warned and posted.

Applicant Laurie Newton testifies that the abutters have been properly notified and in a timely manner.

No conflict of interest existed among the Board members.

Applicant Newton testifies to the following regarding the proposed project:

- Replacing the existing Carinthia Base Lodge with a new base lodge
 - New base lodge will be 38,510 square feet; 3 stories on the parking lot side and two stories on the snow front side

- Demolishing the existing Carinthia pump house
- Redeveloping the existing day skier parking lot and Carinthia Road
 - Parking lot will be re-graded, paved and striped; spaces are 9 by 20 as the bylaws require
 - A total of 331 parking spaces will be provided
 - Involves changes to Carinthia Rd which is now owned by Mt Snow; was thrown up by the Town of Dover; deed is included in the application packet
- Somerset entrance and exit do not change
- Upper parking lot will remain unchanged
- Demolition of the old base lodge will not commence until the new base lodge is completed
- Survey of the project by Ben Joyce is included as Exhibit C-1 in packet
- Site plans (D-1 through D-11) show geological features, natural resources, water supply sources, layout and materials, & utilities
 - Wetlands as depicted in Exhibit D-3 are not impacted in this project
 - Sensitive Wildlife Overlay areas are also not impacted
 - There are no agricultural or forest soils, scenic features, slopes in excess of 25% or shallow to bedrock soils on site
 - No lands are to be set aside for public use other than ski terrain
 - Well 22 is an existing well—see water supply resources map
 - Fire protection will be supplied via a pipe running to pond to supply water for fire hydrants
 - Layout utility plans
- Landscaping plans are depicted in Exhibits F-1 to F-5
- Lighting plans are depicted in Exhibits G-1 to G-5
- Signage plan (Exhibit H)
- Construction of base lodge is proposed to begin late spring of 2016 --to take about a year
- Parking lot development is proposed to begin spring/summer 2016—to be completed in 2017
- Landscaping to begin in 2017
- Plan to have ready for winter season of 2017-18

Parking

- Still have to function—will lose some parking during the 2016-17 ski season which is currently on the site of the new base lodge
- Work will not interfere with current parking plan
- Whole project will not lose more than 145 spaces during construction phase
- Will not have a winter where we will be low on parking
- Currently have 476 spaces
- No underground parking

Gallage (see Exhibits I-1 to I-3)

- North branch—gallage from existing lodge will transfer to new lodge because both will not be operating at the same time
- Will lose some gallage
- Total gallage required is 19,215 gallons
- Currently have 15,480 gallons

- Confirmed that gallonage is available with Northbranch—however have not entered into a contract yet
- On the priority list to receive 7600 gallons—request sewer contract to be a condition of the permit—substantial payment without knowing if the permit is approved

Traffic

- Traffic will be reduced due to a smaller parking lot
- New base lodge may be an attraction for drive through and drop offs
- Manage drop zone better than it is now
- 10 drop zone spots
- Limited space will be operated much like an airport; cannot leave cars unattended
- Should we run into any problems, will have someone stationed at end of road to indicate lot is full
- Signage will be implemented as each lot becomes full
- Could be some issues on Handle Rd & Carinthia Rd regarding traffic
- Applicant agrees to present a detailed parking/traffic plan

MIQ/Fire Protection

- Municipal Impact Questionnaire conducted by the Town—some items do not apply to this Phase 1 project
- Collaborated with Fire Dept. to ensure emergency access
- Letter from Fire Chief Richard Werner and Heidi Taylor of Deerfield Valley Rescue
- No proposed modifications to the Zoning regulations; No variances are requested in this application
- Considers height of building at 50' 6" to be a waiver issue; according to Section 328 you can have buildings in excess of 36 feet in the Resort District as long as fire protection and safety are adequately addressed; this is addressed in the MIQ

Applicant Newton introduced Exhibit A-1: Revised Section 720-C (density) by Ben Joyce

- In the Resort District, per Section 475, the density requirement is 10,000 sf/acre
- The square footage for the proposed base lodge and permitted pump house total 42,470 square feet, requiring 4.25 acres
- The Carinthia parcel totals 189.5 acres of which 25.9 are in the Resort District
- Density requirement is met

Redevelopment of existing land

- Currently has gravel parking lots; predates storm water so has no storm water runoff
- Storm water plan is proposed
- Also addresses iron seep—iron rich soil comes in contact with streams
- Plan to mitigate that condition
- Several wetlands and streams will not be impacted
- Wildlife will not be impacted (see Exhibits K-1 to K-3)
 - A bear crossing area exists but will not be impacted; letter from Dover Conservation Commission testifies to this fact
 - A bat hibernaculum is located in the Carinthia mine which is being monitored by the Vermont Fish and Wildlife Dept.
 - Little Brown and Northern Long-eared bats are now on endangered species list

- As a result, precautions are being taken: not cutting trees when bats are roosting between April 15 to October 31, not blasting from Oct 1 to April 15 during hibernation

Transportation and Municipal Services

- Worked with Southeast Vermont Transit to design the Moover shuttle zone
- This application does not include a Moover structure

Expiration Date

- Amend end date stated in application from October 15, 2018 to December 31, 2019

Setback Requirements

- A ski lodge and parking facilities are conditional uses in a Resort District
- Proposed base lodge exceeds setback requirements
- Figure 1 in section C of Application addresses the setbacks and property lines
- 83 feet to corner of Building B
- The covered structure is not considered part of the building footprint

Handle Road, Safety and Pedestrian Circulation

- Mt Snow is on the Handle Road committee to address pedestrian safety & recreational experience along Handle Road
- Emergency access on three sides of the proposed new building
- 100 percent of building will be sprinklered
- No sleeping spaces in the building
- Fire Dept. has signed off on the proposal
- Service/loading area for trucks is located at the southwest end of the base lodge
- Snow will be stored at the western side of the parking lot; Excess snow will be trucked out
 - Not uncommon for ski areas to truck snow off premises

Landscaping (see Exhibits F-1 to F-5)

- Plans to provide screening and softening from off-site vantage points
- Most of the landscaping takes place in front of the retention wall; Edie Mas property is between Handle Rd and parking lot
- Split rail fence for demarcation to delineate the property lines
- Trees and plants will be reviewed by Edie Mas when it comes up

Lighting (see Exhibits G-1 to G-5)

- Depicts the types of lighting and where each will be located
- 3 types of lighting proposed: parking lot, roadway & pedestrian
- All lights are dark sky compliant

Character of the area is being enhanced—no undue adverse effect on the character of the area
Storm water is supplied as part of Act 250 permit

Renewable energy resources in the building?

- Not exactly—energy efficient, yes; infrastructure for electric car charging stations in the parking lot
- No thought given to solar lighting in the parking lot
- Proposed stretch code for energy efficiency—meeting most of those requirements

Interested parties testify to the following:

Edie Mas, property owner at 226 Handle Rd abutting to the parking lot

- Handle Rd committee prepared a document for the SB regarding safety which will be presented to Select board (*not part of this application*)
- State requires an energy efficiency certificate for any new building that goes up—certain standards are to be met
- Landscaping question—retaining wall is 20 feet high—important to have high trees
- Fence is proposed as opposed to trees where they are not possible—will this be completed in Phase A?

Applicant Newton responds:

- Landscaping and fence is part of this Phase A project
- Retaining wall is as high as 26 feet and then graduates down to 9 feet

David Casey, owner of Slopeside unit 15A, on the board of the Association

Chair Shippee authorized Mr. Casey to speak as an abutting property owner but not on behalf of the Association as no letter was presented authorizing him to speak on its behalf

Mr. Casey introduced an 8-page exhibit labeled as Exhibit A-2

- Supports the project—happy about the new lodge

Concerns:

- Aesthetics and noise issues
- Effectiveness of the small barrier that exists between Slopeside and the development being proposed
- Potential impacts on our well which is depicted on page 3 of Exhibit A-2—located just west of Seasons Pass on Mt Snow property
- Materials/Equipment being stored; abandoned boat, storage tank, etc.
- Association made requests of Mt Snow to move the items; some were removed
- But continues to be a storage area/dumping ground for materials—requests that this does not become a permanent situation
- Well testing results—potential for some impact on our well based upon the testing

Storage of materials is not part of this application—Mr. Casey can discuss separately with ZA Cerchio

Applicant Newton responds:

- Any permit for a well requires testing which was done
 - State of Vermont would not issue a well permit if there was a ‘well draw down’ on a neighboring property
 - Water permit was issued for Well 22 for 19.9 gallons/minute
- Comment on aesthetics—beefed up landscaping in that area with taller trees; Slopeside condos are at a ski area and Mt Snow will not be able to screen 100% from this development

- Act 250 standard--Is it shocking or offensive in this environment? Not in this environment. Certainly willing to work with the Slopeside owners on landscaping & noise concerns

The Board took a brief recess at 8:42PM
The Board resumed the hearing at 8:45PM

On a motion by Vice Chair Lynch, seconded by Board member Golet, the Board unanimously agreed to continue the hearing to March 10th
The Board will prepare a list of any additional information needed and make that available to the Applicant

II. To consider any other business which may legally come before the Development Review Board.

- Approve minutes of Jan 28, 2016

On a motion by Vice Chair Lynch, seconded by Alternate Prial, the Board voted 3-0-2 to approve the minutes of January 28, 2016. (Golet and Montello abstained)

On a motion by Alternate Prial, seconded by Vice Chair Lynch, the Board unanimously agreed to move into Deliberative Session at 8:50pm.

On a motion by Alternate Prial, seconded by Board member Montello, the Board unanimously agreed to move out of Deliberative Session at 9:00pm and the hearing was adjourned.

Next hearing is scheduled for March 10, 2016

Respectfully submitted by Jeannette Eckert, Recording Secretary

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