

***Town of Dover
Development Review Board***

Meeting Minutes

**March 10, 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 7:10pm 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. The Board introduced themselves to the audience. The Zoning Administrator, David Cerchio and Recording Secretary, Jeannette Eckert was also present along with Edie Mas, Ashley Grande, Laurie Newton & David Moulton.
- V. A draft of the minutes for the meeting will be posted by Tuesday, March 15, 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.
- VI. **To consider the continuance of 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.

A letter from the Board was sent to the applicant on Feb 21, 2016 with the following requests:
 1. Provide a letter or email from Linda Holland, confirming that the requested gallonage is reserved for the construction covered by this application.
 2. Provide a detailed plan for traffic management for the following: a) entrance to the parking/drop off area, b) along Carinthia Rd, and c) at the junction of Carinthia and Handle Roads.
 3. Provide a copy of the storm water plan.
 4. Provide a copy of the STRETCH code referenced in testimony.
 5. Provide a signage plan for the transition year (before old lodge is closed, while new lodge is under construction).

New Exhibits introduced:

- A-3: Letter from Linda Holland, North Branch Fire District #1
- A-4: Carinthia Traffic Management Plan
- A-5: Notice of Authorization: Individual discharge permit for storm water runoff from construction activities
- A-6: Project considerations related to CBES proposed stretch code
- A-7: Carinthia overall site plan rendering
- A-8: Erosion prevention and sediment control plan
- A-9: Proposed findings of fact: (For an Act 250 permit, the Applicant is allowed to prepare a proposed findings of fact, it is up to the Board to decide whether any or all is used in its decision process.)

Applicant Newton testifies to the following regarding the additional information requested:

Item #1: Gallonage:

- 74,000 gallons are available as of 3/9/16 and Mt Snow is on the B priority list.
- This project requires 19,215 gallons but we already have 15,480 for the current base lodge; therefore 3,735 additional gallons are needed
- However, this does not constitute a contract or guarantee
- Suggest making the contract a condition of the permit

Item #2: Parking plan:

The Board expresses the following concerns:

- Potential for traffic back up on Handle Rd and Carinthia Rd
- Envision a log jam on Handle Rd; continuous line of traffic
- Access for the residents of Somerset; traffic flow through there by ‘newbies’
- Are the parking attendants professionally trained?
- Anticipate people coming to see the new base lodge
- Trying to look down the road and figure out what potential harm could be created and plan ahead

David Moulton & Laurie Newton testifies to the following:

- Once the drop off is full, cars will be directed to park in the lot. There should not be a line of cars waiting to park
- Signage will be employed at South Access Rd that states ***No Parking This Way***; if an attendant is needed one will be employed
- Attendant will be in place at end of Carinthia Rd to direct traffic back to South Access Rd
- We have recognized that we need a plan but it may be tweaked as needed
- Somerset owners were notified of both the Act 250 and DRB hearings and this topic was never brought up by them as a concern; they have an easement through our parking lot; have offered no testimony
- If we need an officer directing traffic, we will certainly comply
- Don’t anticipate a problem with traffic flowing through Somerset but if it happens we will place ***Private Property*** signage
- Right now two full time people have done it for several years
- Main base parking is still being directed in the same way
- Aware of concerns; still going to be a terrain park area

- Currently Carinthia and lower lots get filled up last; Main base gets filled first
- Currently 476 parking spaces now; new plan includes 331 spaces
- Constantly developing plans, moving and changing as we see things happening
- Moover impacts; critical for their movement in and out of the parking areas

ZA Cerchio: Residence permits for Somerset—has Mt Snow approached the Association about this?

Internally lit signs are prohibited—would have to ask for a variance to use them

Applicant Newton: We have worked well with Somerset and will continue to do so; we will address any problems that may arise

Item #3: Storm water permit has been granted by Vermont Dept. of Environmental Conservation

- Specific plans are found in Exhibit A-8
- Page E4.01 shows the phasing and stabilization plan for erosion and sediment control after the parking lot and building B are completed
- Other buildings depicted are not part of this application

Item #4: CBES (Commercial Building Energy Standards) Stretch Code—these are proposed standards that may need to be met—goes above and beyond what Act 250 requires. It shows Mt Snow has gone above and beyond what may be required by the State. 7 out of 10 items apply to this project. Have met almost all of them.

Item #5: Signage Plan

- Signage will direct traffic away from the construction area
- If additional signage is needed it will be provided
- Number of parking spaces will not drop below 331
- Construction during the ski season will use parking areas during the week
- Construction trailers will be moved on weekends and holidays
- We will have a plan in place for times of construction
- New base lodge will be 38,510 square feet

Interested party, Edie Mas, abutting property owner, testifies to the following:

- Chair of the Handle Road Committee
 - Believe the DRB should review the report of recommendations approved by the Select board (short term and long term issues)
 - Particular concern was between Carinthia and South Access Roads
- Delighted about the new base lodge and corrections to the parking lots
- Handle Rd, Tannery Rd & South Access Rd
 - Potential for multiple directions of traffic entering Mt Snow areas
 - During the paving process on Handle Rd, there was a lot of confusing signage
 - May be a need for additional signage on busy weekends
 - Consider the pedestrian traffic in the mix
 - A lot of unknown aspects of this plan to consider

Applicant Newton's response:

*If desired, would Mt Snow be able to provide signage at Tannery Rd & Route 100 junction?
Such as "Carinthia Lot Full"*

That is a challenge. It is not our property there, not sure we can accomplish that; will give it some thought.

ZA Cerchio: Off premise signs are not permitted according to State statute

The Board took a brief recess at 8:12PM

The Board resumed the hearing at 8:15PM

On a motion by Vice Chair Lynch, seconded by Board member Montello, the Board unanimously agreed to close the hearing.

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

- Approve minutes of Feb 11, 2016

On a motion by Board member Montello, seconded by Board member Golet, the Board voted 4-0-0 to approve the minutes of February 11, 2016.

On a motion by Board member Montello, seconded by Vice Chair Lynch, the Board unanimously agreed to move into Deliberative Session at 8:16 pm.

On a motion by Board member Golet, seconded by Board member Montello, the Board unanimously agreed to move out of Deliberative Session at 8:25 pm and continue deliberations on Monday, March 14th at 7pm at the Town Office.

Hearing was adjourned at 8:25 pm.

Next hearing is scheduled for March 24, 2016

Respectfully submitted by Jeannette Eckert, Recording Secretary

*POSTED AT: Town Clerk's Office, Administration Office, Dover Free Library, East Dover Post Office
& Town website www.doververmont.com.*