

WEST WINDSOR DEVELOPMENT REVIEW BOARD
Approved Minutes
August 20, 2015

Members Present: Shannon Harrington; Barbara Truex, Genevieve Lemire; Jay Van Brunt and Jane Hoisington

Others Present: Dan Purjes, Edna Purjes, Robert Farnsworth, Dick Beatty, John Plausteiner, Lucille Plausteiner, Thomas Kenyon, Shawn Williams, Melisa Williams, Nathan Stearns, Martha Harrison, Preston Bristow

1. Call to Order – Chair Shannon Harrington called the meeting to order at 6:30 pm.
2. Changes or Additions to Agenda – None
3. Public Comment – None
4. Approve Minutes – The minutes of the March 10, 2015 were approved and the minutes of the July 14, 2015 meeting were approved with the correction that paragraph 2 on page 2 refers to Lot #3 and not Lot #2.
5. Reconvene recessed public hearing for Application #2593:

The **public hearing on application #2593 by the Town of West Windsor and MFW Associates LLC** to subdivide a 510-acre parcel into four lots of 460 acres, 3.38 acres, 2.19 acres and 44 acres, which had been recessed on July 14, 2015, was reconvened. Those intending to provide testimony were sworn in.

Following the recess of the July 14, 2015 hearing, a DRB Memorandum dated July 21, 2015 was issued to the applicants requesting further information. Between the recess of the July 14, 2015 hearing and this reconvened hearing, the following exhibits were received:

- State Wastewater and Water Supply Permit dated 7/16/15
- State Subdivision Permit dated 7/31/15
- Letter from Mark Blundell, Manager, Snowdance LLC dated 8/4/15
- Letter from Dan Purjes, Manager, MFW Associates LLC dated 8/7/15
- Town response to DRB Memorandum delivered on 8/17/15
- Survey of T-Lots off Mountainside Drive dated 3/11/2010

Dan Purjes presented the application on behalf of owner MFW Associates. The former ski area property of 510 acres will be divided into four parcels. Lot #1, the big lot of 460 acres, will be purchased by The Trust for Public Land and conveyed to the town subject to a conservation easement held by the Upper Valley Land Trust. Lot #2 of 3.38 acres will be acquired by the town and will not be encumbered by the conservation easement. This parcel includes the very original ski area base lodge, a maintenance shed and a sugar shack. Lot #3 is the burned out base-lodge on 2.19 acres and will be retained by MFW Associates and will be conveyed to Snowdance LLC. Lot #4 of 38.5 acres known as Mile Long Field (incorrectly referenced previously as containing 44 acres) will be retained by MFW Associates.

Dan Purjes explained that Mile Long Field is a portion of a block of 178 continuous acres owned by MFW Associates. Although MFW Associates had previously proposed subdividing Mile Long Field into 10 lots, their intent now is to market this parcel as a single lot. Mile Long Field has legal access from Lemire Road and Coaching Lane, but Coaching Lane is the preferred access.

Surveyor Robert Farnsworth presented the master map entitled "Composite Map of Town of West Windsor & Mt. Ascutney Resort Area" dated January 2015 and last revised on June 8, 2015, and a new detail survey entitled "Old Base Lodge" dated August 6, 2015.

John Plausteiner provided the DRB a two-sheet set of maps entitled "Land Surveyed for Mt. Ascutney Associates" by Farnsworth Surveys dated April 13, 1998, a memo to the DRB dated August 20, 2015 entitled "Comments re Application #2593," and a Valley News article dated July 17, 2015 entitled "Fundraising Goal Near For Ski Area: Land Trust Would Purchase Former Resort in Ascutney."

John Palausteiner then raised the following concerns:

(1) Who will pay for the removal and clean-up of the burned out base lodge? The cleanup may cost \$150,000 or more and the taxpayer should not be responsible for this cost. Dick Beatty replied that the town hopes to apply for funds that are available only to municipalities to help with cleanup of the burned out base lodge. The town would have to enter into an option agreement to do this and the town may end up buying the property. The letter from Snowdance, LLC dated August 4, 2015, states that Snowdance has no plans at this time to develop this property.

(2) Why are the Health & Tennis Center, the parking lot, the treatment plant, and other parcels owned by MFW not shown on this application? Dick Beatty responded that the parking lot will be conveyed to the town but is not a part of this application because it is a stand-alone parcel that does not require a subdivision permit. The other parcels will remain in MFW ownership.

(3) Why is Mile Long Field now 38.5 acres and not 44 acres as previously represented? Dan Purjes explained that the proposed parcel boundary had been shifted prior to this application but the acreage had not been recalculated until now.

(4) Why is there a discrepancy (by John Plausteiner's calculations) of 12 acres when comparing older surveys to newer surveys? Since the older and newer surveys are all by Farnsworth Surveys, Robert Farnsworth agreed to check on this.

Shannon reviewed the DRB Memorandum to the applicants of July 21, 2015 and stated that it appeared all questions had been answered.

Attorney Nathan Stearns appeared on behalf of the Ascutney Mountainside Condominium Association and asked to review the location of the boundary lines for the 460 acre conservation lot.

Martha Harrison provided the DRB with the revised trail map entitled "Proposed Amendments to Land Use Permit #2S1296 (Permitted 2012, Proposed 2014)," the fourth draft dated 7/22/15 of the proposed "Grant of Development Rights, Conservation Restrictions

and Public Access Easement,” and a copy of 24 VSA 4412 stating that telecommunication towers are exempt from local regulation.

Shannon Harrington stated that she had checked and all parcels meet the frontage requirements of their respective districts.

It was noted that the conservation easement will not include the ski bridge.

The DRB voted unanimously to close the hearing at 7:50 pm.

6. Deny Application #2594:

The DRB voted unanimously to **deny Application #2594 for a lighting plan at the Ascutney Mountain Resort submitted under the names of OLCC Vermont LLC and Snowdance LLC**, the hearing for which was closed on July 14, 2015, because Snowdance LLC was incorrectly named as an applicant and requested by letter dated July 22, 2014 that the application be withdrawn. Preston Bristow noted that OLCC Vermont LLC withdrew the application and has reapplied for a lighting plan under its name only. A hearing date of Thursday, September 24, 2015 at 6:30 pm was set to hear this resubmitted application.

7. Other Business – None

8. Adjourn – The meeting was adjourned at 8:05 PM.

Respectfully submitted,
Preston Bristow