

WEST WINDSOR DEVELOPMENT REVIEW BOARD

Tuesday, July 11, 2017

Draft Minutes

Members Present: Jane Hoisington, Genevieve Lemire, Courtney McKaig (alternate)

Others Present: Glenn Seward, Shelley Seward, Shannon Harrington, Jim Lyall, Winn Johnson, Deb Shearer

1. Site Visit (6:00 PM) – Mount Ascutney Outdoors 449 Ski Tow Road in connection with application #2658 for AO Outdoor Center.

2. Genevieve call meeting to order at town hall at 6:30 PM

3. Changes or Addition to Agenda - None

4. Public Comment - None

5. Public Hearing - Application #2658 by Mount Ascutney Outdoors for a 3,356 s.f. building plus a 600 s.f. open porch be constructed on a portion of the foundation deck of the burned ski lodge building on the 2.19 acre property (parcel #3-311) at 449 Ski Tow Road. Site work includes improvement to existing access, parking in place of original building foundation, connections to existing water & sewer services and improved stormwater treatment. The proposed project will be reviewed under sections 5.2 and 5.3 of the West Windsor Zoning Regulations. Genevieve was acting chair and asked if there were any ex parte communications or recusals. Shannon recused herself because she is presenting the plan on behalf of AO as a representative of Engineering Ventures. Dick Beatty has recused himself as well. Interested parties were sworn in: Glenn Seward, Shelley Seward, Winn Johnson, Shannon Harrington, Jim Lyall. Glenn submitted into evidence a draft of the AO Master Plan that will soon be adopted into the Conservation commissions town forest management plan in accordance with the Upper Valley Land Trust. And an email from Preston's opinion that AO need not submit a full Master Plan according to PUD standards as they as their mission is recreational in nature. DRB concurred with Preston's decision. Shannon then outlined the plans for the AO Center including-Existing utilities, proposed utilities, stormwater mitigation and, construction and lighting plans. The stormwater permit on the property has lapsed and there have been new rules enacted. Therefore AO is tasked with permitting from scratch even though they are actually reducing the impermeable surface area that was associated with the burned out base lodge. She explained existing topography of drainage and stormwater plan with 20' wide road with stones, culverts, catch basins and ditching flowing into the rain garden that will filter stormwater. Shannon stated there are 4 additional pending permits associated with this project: ACT 250, Stormwater, Water/Wastewater, and Construction General (erosion control plan while under construction). There will be two easements on the property: AO grants town access to water system and town is gifting AO 20 foot easement for the utilities on the pole. Wastewater permitting: Water and sewer demand with approved permit in 97 was for 11,000 gallons daily. However, the engineers have worked out the need for less demand. Glenn added that he had check in with the fire chief and road foreman for plan approval. Genevieve asked if there were any more questions--Jane moved close the

hearing Courtney seconded the motion, which passed unanimously. The meeting was closed at 7:50 and open deliberative session followed. The application # 2658 for conditional use to construct the AO center passed unanimously.

6. Approve Minutes for July 6, 2017- passed over

7. Other Business -None

8. Adjourn: Meeting adjourned at 8PM

Respectfully Submitted,

Deb Shearer