

**WEST WINDSOR DEVELOPMENT REVIEW BOARD**  
**Tuesday August 21, 2018**  
**Draft Minutes**

Members Present: Jane Hoisington, Barbara Truex, Dick Beatty and Courtney McKaig. Others: Shannon Harrington, Glenn and Shelley Seward.

- 1) Site Visit 449 Ski Tow Road
- 2) Reconvene at Town Hall Call to Order – DRB Vice-Chair, Barbara Truex called the meeting to order at 6:40 PM
- 3) Changes or Addition to Agenda – None
- 4) Hearing-Application # 2688 by Ascutney Outdoors (AO) for approval to place a 1761ft T-bar lift on the former Ascutney Ski Area. Barbara read the hearing warning and asked the DRB to disclose any conflicts of interest or ex parte communications. Shannon recused herself as she represents Engineering Ventures and is presenting the project on behalf of A. Dick disclosed properties at Mountains Edge and on Skyhawk Lane. He said he had no ex parte communication, but when he was on the Selectboard he signed a letter in support of AO that was used as an exhibit in this application. He said believes he can be objective and the DRB had no objection to his participation. Shannon Harrington, Glenn and Shelley Seward were all sworn in. An email from Martha Harrison, town administrator, was added to the exhibits. Shannon wanted to make sure the DRB members had received the draft ACT250 permit that came out after she had submitted the application, they all had and it was also added to the exhibits. The DRB then reviewed the application, section by section. Section 3.2 DRB found it met access and frontage requirements. Section 3.5 Erosion control—Shannon said there would be minimal disturbance and grading needed to put in the tower bases. For the 4 bases that have approx. 35% grades there will be small surface diversion ditches and jute matted where necessary. Everything will be seeded and mulched within two weeks. Section 3.10 Parking and loading. The DRB found current ample parking, including handicapped parking at the top of the AO center. Section 3.11 Performance Standards: the DRB agreed as stated in the application all performance standards would be met. Section 3.12 Shannon stated there are no streams, wetlands or critical wildlife habitats in close proximity to the proposed T-bar and they will follow the erosion prevention and control guidelines as noted on the Plans. Section 3.4 Signs will meet the ANSI B77 standards and will be installed as required by the Vermont Tramway Board. Section 3.16 No Potable water supply permit is required for this project. Section 5.1 Site plan review. The DRB brought up the town administrator’s question about the nearby water system infrastructure. Will the T-bar construction as planned have any impact on the water system, especially the water lines going to and from Reservoir #1 and the supply line out of Mountainside? Shannon noted the valves on the plans, but that as far as she knew there were no traces. Dick said at the time he was leaving the Selectboard, they were beginning to inquire for the as built maps to be created. He was not sure of what became of that request. Glenn said to the best of his knowledge it will not interfere with the water system whatsoever. He said he would ask Bob Farnsworth to flag the valves. And AO would make sure the project would not interfere with the any of the water system lines.

Section 5.2 The DRB went over the narrative for General Standards for Conditional use review. #1. The capacity of existing or planned community facilities or services. The DRB found no adverse effects of the capacity of planned community facilities or services. #2. Character of neighborhood, area or district affected—Barb commented the area has looked better than it has in years. The board found no undue adverse impact. #3. Traffic on roads and highways in the vicinity. The board found no creation unsafe conditions or unacceptable increased increase in traffic. #4. By laws now in effect: The parcel currently has a master plan approved by the Town and Upper Valley Land Trust. It is under conditional use and the T bar was provisionally in the master plan. #5 Utilization of Renewable energy resources: The DRB found no interference with the sustainable use of renewable energy resources. Section 5.2E Specific standards: The board found the project met with all the specific standards. Section 8.1 The DRB found that the project complied with the existing PUD in the area and the construction of a T-bar lift corresponds directly to the AO master plan that was submitted with the conditional use application of the Ascutney Outdoor Center. **Dick moved to close public hearing 2679 at Jane seconded, motion carried, and the hearing closed at 7:20.** The DRB made their deliberations in public. **Jane moved accept application #2688 as written, Dick seconded.** The DRB voted, unanimously approving the application. Dick wanted to thank Glenn and Shelley and all the volunteers for the work they have put into revitalizing the mountain. They have done an outstanding job!

- 5) Approve Minutes of June 12, 2018. The board pass on this item.
- 6) Other Business -None
- 7) Adjourn: Jane moved to adjourn, and Dick seconded. Meeting adjourned at 7:24 PM

Respectfully Submitted,  
Deb Shearer