

WEST WINDSOR DEVELOPMENT REVIEW BOARD
Draft Minutes
September 24, 2015

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

Others Present: Howard Jerles, Thomas Kenyon, Edson Pierce, Preston Bristow

1. Call to Order – DRB chair Shannon Harrington called the meeting to order at 6:32 pm.
2. Changes or Additions to Agenda – add date for hearing on ski rope tow and ski warming shelter as requested by Mount Ascutney Outdoors.
3. Public Comment – none
4. Approve Minutes – the minutes of August 20, 2015 were approved with additions requested by Nathan Stearns and John Plaustainer.
5. Schedule third-year inspection under Coakley Remediation Stipulation – the date of Friday, October 9 at 9 AM was selected, with forester Robbo Holleran to be invited and the Coakleys informed.
6. Public Hearing:

The **public hearing on application #2602 by OLCC Vermont LLC and Snowdance Condominium Owners Association** to install light posts and relight existing building signs in the vicinity of Hotel Road and Skyhawk Lane (on parcels #3-8, #3-14.1 and #3-14.2) in accordance with a lighting plan was opened with the reading of the hearing notice. No DRB member disclosed any ex parte communications or conflicts of interest. No one requested status as an interested person. Howard Jerles and Thomas Kenyon were sworn in.

It was noted that a similar project was previously reviewed on July 14, 2015 as application #2594 by OLCC Vermont LLC and (erroneously) Snowdance LLC, which application has since been withdrawn and denied.

Howard Jerles presented the application on behalf of OLCC Vermont LLC and Snowdance Condominium Owners Association which includes a lighting plan. Additional lights on lampposts are proposed in response to the experience of some patrons that they have to use a flashlight to get from a building to their car or to walk along Hotel Road because it is so dark. The applicant is acutely aware of the concern not to over-light the premises. All fixtures will be full cut-off, night-sky rated 75 watt LED lights in Columbia style fixtures that will direct their light straight down. The existing lampposts, currently unshielded 100 watt metal halide fixtures, will also be converted to full cut-off, night-sky rated LED lights which will reduce existing light pollution. Further, the existing lights for the building signs at the Windham Building and Sports and Fitness Center, which currently shine up, will be replaced with new lights that shine down. All light fixtures and posts will be painted white.

Mary Vitullo, Vice-President of MFW Associates, LLC (owners of Hotel Road and other adjoining properties) submitted a letter dated September 4, 2015 indicating that MFW does

not object to OLCC's lighting plan so long as OLCC adheres to dark skies requirements and installs light fixtures that minimize light pollution.

April Hensel, District 2 Coordinator for the state Natural Resources Board, indicated in an email dated August 18, 2015 that an Act 250 permit amendment was not needed to make these changes.

Richard Beatty asked Preston Bristow to convey to the DRB that he is the closest private home owner to the resort hotel and he does not object to this application.

Thomas Kenyon related, as an individual, that he is aware that the Fast Squad and Fire Department welcomed the additional lighting.

The DRB reviewed the following sections of the West Windsor Zoning Regulations:

- Section 3.12(4)
- Section 5.2(D)
- Section 5.3(C) 1-5
- Section 5.3(D) 1-3

Based upon the testimony received and to be documented in separate Findings of Fact and Conclusions, the DRB voted to approve the application as presented without conditions. The hearing was closed at 7:10 pm.

7. Other Business – the date of Thursday, October 15 at 6:30 pm was selected for a public hearing on an application by Mount Ascutney Outdoors to construct a ski rope tow and ski warming shelter.
8. Adjourn – the meeting was adjourned at 7:25 pm.

Respectfully submitted,
Preston Bristow, Zoning Administrator and DRB Clerk