

TOWN OF POMFRET  
ZONING BOARD OF ADJUSTMENT

DRAFT Minutes of Hearing  
May 3, 2018

MEMBERS PRESIDING: Alan Blackmer (Chair), Shaun Pickett, Michael Reese, Loie Havill

OTHERS PRESENT: Tim Reiter (Mountain Manager of Suicide Six), Gary Thulander (President of Woodstock Resort Corp), Bob Crean (Interested Party), Orson St. John (Planning Commission, Interested Party), Jim Havill, Ellie Pizzani (Interested Party), Emily Grube (Pomfret Selectboard, Interested Party), Seth Westbrook, John Souter, Matt Bouteiller, Karen Hewitt (Zoning Administrator)

The minutes of November 9, 2017 and December 5, 2017 contains a full discussion of the Woodstock Resort Corporation application as presented at that meeting.

A hearing was reconvened from November 9, 2017 and December 5, 2017 to consider the following:

**Application #ZP17-25** by Woodstock Resort Corp to construct new mountain biking trails for seasonal use. The project also includes a request to have an event tent site which would be accessed by the public via the existing chair lift and accessed for event setup purposes via private drive south of the ski area. Events will be for up to 140 people once a month (May through October) between the hours of 8:00 a.m. and 11:00 p.m. (Parcel #0210).

HEARING:

The hearing was opened at 6:02PM by chair Alan Blackmer. Alan Blackmer brought the meeting to order. Meeting reconvened from December 5, 2017. Alan Blackmer stated that the ZBA is very mindful of a quick decision and hopes to have the written and signed decision by next week. No additional people were present that needed interested party status, thus no swearing in process was done. The hearing was recorded.

Alan Blackmer asked why it took so long for the Riparian Buffer. Tim Reiter answered that it took time and back and forth between the State of Vermont and Otter Creek Engineering to come to a conclusion on the riparian buffer on Barnard Brook which runs through the property of Suicide Six Ski Area.

The Riparian Buffer was deemed not relevant by the State of Vermont for the project of the Mountain Bike Trails. The Lodge predates the infrastructure ideal to the 50ft buffer zone along the Barnard Brook. On average along the buffer zone is 50ft which was negotiated with the State of Vermont.

Gary Thulander spoke regarding some structures already set close to the riparian buffer.

A map with the Riparian Buffer was submitted into evidence.

Gary Thulander stated in the Riparian Buffer plan plantings would need to be completed in May and June at an additional cost of approximately \$7000.00.

Tim Reiter confirmed that the deadline for the plantings was June 4<sup>th</sup>, 2018.

Shaun Pickett asked about the lights at the Ski area being on all night. Tim Reiter stated that they were on a timer and he would look into it.

Alan Blackmer asked if Woodstock Resort Corp/S6 if they were happy to what was received from ACT 250. Gary Thulander replied that yes, they were happy to 95%.

Emily Grube asked if the WRC/S6 would appeal to the environmental court. Tim Reiter stated that an appeal would stop the permit to alter it. Gary replied that the Woodstock Resort Corp Council sent a written request to alter the event halt time with ACT 250, also stated that it was recommended to send in the written request.

Ellie Pizzani stated that the ArtisTree has a 10pm cutoff time and read a letter about noise decibel levels and it reverberates on the hills.

Gary Thulander stated that they have a sound monitoring device and were happy to take readings at the events. In Woodstock it is a maximum if 70 decibels. ACT 250 didn't specify sound and incorporated the standard which is 55 decibels.

Michael Reese asked if the ZBA was missing any documents that were submitted to ACT 250.

A motion to adjourn the meeting was brought forth by Alan Blackmer, Michael Reese seconded. The ZBA adjourned the hearing at 6:29 PM.

These minutes approved at Pomfret, Vermont, this 10<sup>th</sup> day of May, 2018.

  
Alan Blackmer, Chair, Zoning Board of Adjustment