

Agenda  
January 24, 2012  
Warren Selectboard  
Warren Municipal Building  
7:00 PM

- ✓ 7:00 PM – Sugarbush Expansion Update – Lincoln Peak Base Area Development – Phase II Lincoln Peak Village
- ✓ 7:25 PM – DPW – Barry Simpson  
Energy Efficiency Grant Update
- 7:40 PM – Budget Continuation
- 8:45 PM – Approval of Minutes for January 10, 2012
- 8:47 PM – Approval of Liquor License Renewal – Ski Club 10, Inc.
- 8:50 PM – Liquor License Renewal – The Bridges Resort Racquet Club Inc.
- 8:55 PM – Tobacco & Liquor License Renewal – Paradise Deli & Market
- 8:57 PM – Approval of Warrants <sup>4</sup> 52,951.93
- 9:00 PM – Other Business  
Articles

**Minutes for January 24, 2012**

The Warren Selectboard  
Warren Municipal Building  
7:00 PM

**Members Present:** Andy Cunningham, Chair, Bob Ackland, Anson Montgomery, Matt Groom, Vice Chair, & Kirstin Reilly.

**Others Present:** Kara (VR), Jim (TV 44/45) Pam Lerner, Stephen Willis, Margo Wade, Art (Sugarbush), Kate Burn, Barry Simpson, Cindi Jones.

**7:00 PM** – Meeting called to order by Mr. Cunningham.

**7:03 PM – Sugarbush Expansion Update** – Lincoln Peak Base Area Development – Ms. Wade started the discussion out with a brief overview of the changes at Sugarbush since 2006 with the different development phases. They are proposing the addition of 8 new buildings but are only going ahead with the RiceBrook building presently. This all consists of a mix of townhouse, condominium style and mixed-used buildings. The proposed buildings will house approximately 94 residential units with underground parking. Surface area and parking will be shared with the adjoining Sugarbush Village and strong pedestrian connections are proposed between the existing area and the Sugarbush Village. There is also a stormwater management plan and parking for the Village Businesses. The resort would subdivide a parcel off to the Village Businesses. (See attached full description of project) –Sugarbush has also had three meetings with the Warren Fire Dept and the DRB regarding the complete phase. They have agreed to provide a 12' wide walk way around the back for fire access, they are installing fire hydrants, installing fire standpipes in the stairways and an extra hydrant for the garage and all the buildings will be installed with sprinklers. They are hoping to get the permitting done mid March. Mr. Ackland, Warren's Representative on the Mad River Planning District, has been reviewing the project. They are concerned about the parking issue in the way it is currently designed with in the circle plan and that the units only get a space and half for parking with each unit. Ms. Wade commented that the do have the heli lot that can accommodate 150 cars, parking off Inferno, and parking down at the old Warren House site. He also inquired about how they are going to market all the buildings. Ms. Wade explained that it would all depend on the current market and economy and that buildings E or B could be in the next phase.

**7:40 PM - Article Request:** Ms. Lerner presented to the board an article regarding a Warren Food Sovereignty Resolution. Ms. Reilly inquired on what was the purpose of the article? Ms. Lerner commented that it was to have people start focusing on the right of the community to produce, process, sell and purchase local foods. Mr. Ackland commented that he interpreted that the article is going too far and that the way the article was worded that it was saying that all food regulations would not be applicable. Mr. Cunningham also thought the wording was misleading and inquired if there was a committee studying this. Ms. Lerner responded yes and that it was just getting started. Mr. Cunningham commented that Ms. Lerner could bring it up in other business at the end of Town Meeting for discussion.

**8:05 PM – Kate Burn – Well Problem** – Ms. Burn appeared before the board to discuss the possibility that her well could be contaminated with road salt. She has had Clear Water perform tests and is currently trying to figure out what she can do. Mr. Cunningham asked Ms. Jones to call Vermont League of City & Towns, and inquire about starting an investigation.

**8:30 PM – Dept of Public Works – Barry Simpson** – Mr. Simpson updated the board that the Energy Efficiency work is now completed and that he has been researching the cost for insulation in the walls of the Town Hall working with Matt Sargent. The Town has purchased a chipper for \$20,000 and it will be picked up Thursday. Dubois & King, Engineer, for the Plunkton Road Bridge Project completed borings on the bridge. The boring team went 40' and hit refusal on the south side and 20' refusal on the north side.

**8:45 PM – Budget Continuation:** A brief discussion took place on the constable's budget and spending. The board had a discussion that the budget presented was moving toward a per hour paid position. The board wanted to make it clear that the Constables are elected and that the Selectboard has no authority to tell the Constables what they want them to do. The Selectboard only has power over the financial piece. The board is drafting an article to put on the Town Meeting Warning to make the Constable Positions appointed and not elected. Mr. Montgomery would draft an article and send around for review.

Salaries – Mr. Cunningham researched the COLA and CPI Index for what the trends are. They both show a steady increase in the economy and he suggested a 2% increase for all town employees. This shows that the employees are well respected and performing well and beyond their jobs. The board also agreed to leave the DPW position at the 20-25 hours a week and not extend it to a 30 hour a week position. The board felt that this was an unusual year with Irene, the energy efficiency grant, the Sugarbush Access Road, the Brook Road Project, that there we not going to be a lot of Public Works Projects in the 2012 year that would require the DPW over site.

Also, in budget spending Mr. Ackland presented a financial estimate of taxes billed and other funds relates to the estimated summary of where the money will be used. It is a good representation of all the money combined and how it all effects spending on the town level from the education tax, to Warren School, to Washington West down to the town level. At this point in time it is a better picture of the financial picture with Irene spending and reimbursement figured in. The unknown factor presently is the education tax from the state.

**Other Business:**

Power Point Spending – Mr. Ackland inquired of the board that he would like to attend the Warren School Meeting, and propose a slide on spending: The whole picture, from the collection of taxes, Washington West budget, Warren School Budget, down to how this all effects the spending on the Town budget. The board supported Mr. Ackland in the request to go before the Warren School Board.

9:00 PM – Approval of Liquor License Renewal Ski Club 10 – Motion by Mr. Montgomery to approve the liquor License Renewal for Ski Club 10, second by Ms. Reilly. All in Favor: VOTE: 5-0.

**9:02 PM** – Approval of Liquor License & Tobacco Renewal for Paradise Deli – Motion by Mr. Groom to approve the Liquor License & Tobacco Renewal for Paradise Deli, second by Mr. Ackland.

All in Favor: VOTE: 5-0.

**9:03 PM** – Approval of Liquor License Renewal for The Bridges – Motion by Ms. Reilly to approve the Liquor License Renewal for The Bridges, second by Mr. Montgomery. All in Favor: VOTE: 5-0.

**9:05 PM** – Approval of Minutes for January 10, 2012 – Motion by Mr. Ackland to Approve the Minutes of January 10, 2012, Second by Mr. Groom. All in Favor: VOTE: 5-0.

**9:08 PM** – Approval of Minutes for January 17, 2012 – Motion by Mr. Groom to approve the Minutes of January 17, 2012, Second by Mr. Montgomery. All in Favor: VOTE: 5-0.

**9:10 PM** – Approval of Warrant for \$52,951.93 – Motion by Mr. Ackland to approve the warrants for \$52,951.93, second by Mr. Groom. All in Favor: VOTE: 5-0.

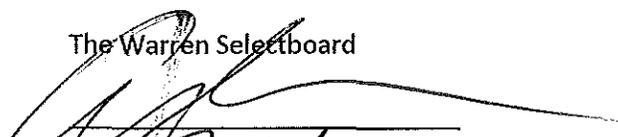
**9:15 PM** – Motion by Mr. Montgomery to go into executive session to discuss personnel and invite Ms. Jones, second by Mr. Ackland. All in Favor: VOTE: 5-0.

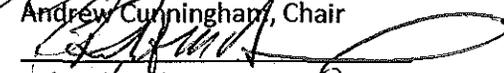
**9:30 PM** – Motion by Ms. Reilly to come out of executive session, second by Mr. Ackland. All in Favor: VOTE: 5-0.

**9:32 PM** – Motion by Ms. Reilly to adjourn, second by Mr. Groom. All in Favor: VOTE: 5-0.

Minutes Respectfully Submitted by,  
Cindi Jones, Warren Town Administrator

The Warren Selectboard

  
\_\_\_\_\_  
Andrew Cunningham, Chair

  
\_\_\_\_\_  
Bob Ackland

  
\_\_\_\_\_  
Matt Groom

  
\_\_\_\_\_  
Anson Montgomery

\_\_\_\_\_  
Kirstin Reilly

**SUGARBUSH LINCOLN PEAK  
BASE AREA DEVELOPMENT – PHASE II  
LINCOLN PEAK VILLAGE  
PROJECT DESCRIPTION**

**December 23, 2011**

Summit Ventures NE, LLC seeks approval for Phase II of the Lincoln Peak Base Area Development Project. Phase II generally encompasses the land bounded by the Sugarbush Resort Lincoln Peak Base Area to the south and Rice Brook to the north, Village Road to the east and the US Forest Service boundary to the west and is located in the Sugarbush Village Commercial (SVC) zoning district in the Town of Warren.

The project consists of eight building sites with a mix of townhouse, condominium style and mixed-use buildings. The proposed buildings will house approximately 94 residential units. Underground parking will be provided in all new buildings. Surface parking and access drives will be shared with the adjoining Sugarbush Village and strong pedestrian connections are proposed between the existing base area and the Sugarbush Village. Additional project components include the completion of the Gadd Brook (formerly Hotel Brook) reconstruction; stormwater and utility infrastructure; Village Double lift relocation and replacement, improvements in skier traffic management at the approach to the Village Double; improvements to beginner skier terrain and children's ski school terrain; and the creation of five new parcels to accommodate the proposed buildings. Building sites and associated site improvements will be constructed in phases over several years. Implementation of each phase will be based on market demand.

Components of Phase II that were previously approved under Land Use Permit #5W1045-15D (and amendments) issued May 27, 2005 and remain to be completed include:

- ❖ Restoration of two remaining sections of Gadd Brook (formerly Hotel Brook), and
- ❖ Realignment and replacement of the Village Double Chair.

**Goals:**

The goals of the Project remain consistent with previously approved base area redevelopment projects and stem both from the need to improve base area/guest facilities and the need to increase the bed base at the Resort. The economic viability of the Resort is dependent upon improved and expanded guest services and a bed base equitable to our competitors in the northeast region. In developing these goals we continue to rely on the guiding language as set forth in the Warren Town Plan, last updated in 2011, the 2008 Land Use & Development Regulations and the previously approved findings and conditions contained in existing permits. The goals are specified as follows:

- ❖ Integrate the building(s) into the natural landscape of the site, paying close attention to their proximity and access to the Sugarbush Village and the Lincoln Peak Base Area.

- ❖ Improve pedestrian and vehicular circulation within the base area and connection(s) to the surrounding areas.
- ❖ Improve stormwater management on site and water quality in the Clay Brook and Rice Brook watersheds including the restoration of Gadd Brook (formerly Hotel Brook) and associated riparian zone.
- ❖ Improving the visual character and connection between the base area and the Sugarbush Village by creating infill buildings at a scale and massing that blend with and match existing development.
- ❖ Maintain the visual gateway to the Green Mountain National Forest to remind visitors and residents of our relationship to the land.
- ❖ Increase and improve the bed base currently available to guests at the Resort and the Mad River Valley as a whole.
- ❖ Update the skier service facilities for the guests to accommodate the Resort's existing Comfortable Carrying Capacity.
- ❖ Create services and facilities that strengthen Sugarbush in the year-round resort marketplace.

**History of the Lincoln Peak Base Area Development Projects:**

The development of the Lincoln Peak Base Area has been through three primary permitting iterations. In the late 1990s, the previous owner of Sugarbush Resort, American Skiing Company (ASC), proposed and permitted the Grand Summit Hotel. The Grand Summit Hotel did not proceed to construction. In 2003, Summit Ventures NE, LLC, ASC's successor and current owner of the resort, proposed and permitted the Lodge at Lincoln Peak, effectively superseding and/or amending the Grand Summit permits. The Lodge at Lincoln Peak also did not proceed to construction. In 2005 and 2008, Summit Ventures NE, LLC proposed and permitted the Lincoln Peak Base Area Redevelopment Project, of which Phase IA and Phase IB have been constructed. Both of the above referenced unconstructed projects contemplated uses and capacities similar to those realized by Phases IA and IB and now proposed in Phase II (e.g. residential units, parking spaces, restaurant seats, conference seats, etc).

Phase IA was completed in 2006 and included the following components:

- ❖ Reconstruction of the Gate House base lodge, which is the primary day lodge for the Lincoln Peak base area and houses a cafeteria with associated seating area that can also function as meeting/event space, pub, retail, guest services, public restrooms, and building support services;
- ❖ Construction of the Clay Brook hotel and residences housing the ski patrol/first-aid clinic, restaurant/bar, 61 residential units, retail space, limited spa rooms, office and support services space, and underground parking for the building;

- ❖ Reconfigured and new parking lots as well as pedestrian pathways and sidewalks;
- ❖ A state of the art stormwater collection and treatment system;
- ❖ Daylighting and restoration of approximately 400 feet of Gadd Brook in two sections;
- ❖ A new wastewater treatment facility (Lincoln Peak Wastewater Treatment Facility) and expansion of the Mt. Water Company public water system; and
- ❖ Initial beginner terrain improvements.

Phase IB was completed in 2010 and includes the Schoolhouse and the Farmhouse. The Schoolhouse is home to our winter children's ski school programs (micro, mini and sugar bears), children's summer camp programs, related support functions such as staff lockers, rest rooms (public and program/private), retail and food service areas. The Farmhouse is home to ticket/season pass office, a coffee shop, adult/private ski school and ski school related support functions, office spaces, staff lockers, rest rooms (public), rental and repair shop, retail, and resort real estate space.

**Proposed Lincoln Peak Village Phase II:**

Phase II proposes replacing Building B1 (39 units), which received footprint approval under LUP #5W1045-15D issued May 27, 2005, with a series of residential building clusters housing approximately 64 condominium units and 30 hotel rooms. All new buildings will have underground parking. These buildings will be constructed in phases over a multi-year period, which will be driven by market demand. Commencement of construction of the Rice Brook Residences (Building IIA) is planned for construction in spring of 2012. The Rice Brook Residence includes a 15-unit mix of condominium townhouse and flats style units.

Site improvements, which also will be phased in, include site grading, landscaping and lighting, pedestrian connections (on snow and sidewalks and paths), shared surface parking, stormwater treatment, emergency vehicle access, and associated way finding and project signage.

Phase II also includes realignment and replacement of the Village Chair, associated beginner trail improvements, realignment of the children's ski school beginner terrain, realignment and regarding of ski trails within the project site and completion of the final segments of the Gadd Brook (formerly Hotel Brook) restoration project.