

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
MONDAY FEBRUARY 15, 2010

000739

Members Present: Peter Monte, Chris Behn, Virginia Roth and Lenord Robinson.

Others Present: Dana Haskins, Jason Lisai, Margo Wade, Miron Malboeuf and Ruth Robbins.

Agenda: Call the meeting to order, 7:00 pm.

- 1) **Application 2008-13-SD/PRD/CU**, Revisions to an Approved Site Plan & Conditional Use: **Summit Ventures NE, LLC (dba Sugarbush Resort)** seeks approval for minor amendments to permit #2008-13-SD/PUD/CU for the Lincoln Peak Base Area Redevelopment Project – Phase 1B, issued on April 17, 2009. Amendments to the project include updates to the building plans for the Adult Ski School/Rental Shop building, Children's Ski School building, removal of the Discovery Center building, and updates to the Phase 1B site plan. This property is located in the Sugarbush Village Commercial District (Parcel ID#25010-& 250012). The amendment application will be reviewed under Article 5 - Development Review, Article 6 & 7 - Subdivision Review and Standards and Article 8 - PRD/PUD of the Warren Land Use and Development Regulations. The applicant also requests waiver of abutter notification under Article 5, Section 5.2(C).
- 2) **Application, 2009-06-SD** (continued from January 18th, 2010): Five Lot Major Subdivision, Preliminary Plan Review - 662 Ridge View Rd: The applicant requests a continuance until March 1st, 2010.
- 3) Other Business:
 - a) Sign Minutes from Development Review Board meeting of February 1st, 2010

Mr. Monte called the meeting to order at 7:03 pm.

- 1- **Application 2008-13-SD/PRD/CU**, Revisions to an Approved Site Plan & Conditional Use: **Summit Ventures NE, LLC (dba Sugarbush Resort)** seeks approval for minor amendments to permit #2008-13-SD/PUD/CU for the Lincoln Peak Base Area Redevelopment Project – Phase 1B, issued on April 17, 2009.

The applicant is seeking an amendment to their previously approved permit. In general, the approved Phase 1B allows for three buildings for a total of 34,000 +/- gross square feet along with associated site/infrastructure improvements. The revised plan downsizes what was originally approved to two buildings for a total of 27,000 +/- gross square feet. The three original buildings were: the Adult Ski and Rental building, the Children's Ski School building and the Discovery Center building. The Discovery Center building is being eliminated in this revised proposal. Other changes that Mr., Lisai listed were: elimination of some of the existing stairs which are being replaced by a graded (4 – 8% grade) walkway; snowmelt on the paved walkway and stairs, the Adult Ski & Rental building is smaller as is the Children's Ski School building which is also reduced from three stories to two stories. The Adult Ski & Rental building will be two feet four and three quarters inches taller, and the Children's Ski School building will be less than previously approved but still needing DRB height relief as it comes in at forty feet seven inches.

Comments were made by both DRB members as well as a resident in the audience that access to the resort's restaurant, Timbers, was difficult to get to. Either one had to take the long walk but the outdoor stairs, or go through the Clay Brook building which was discouraged unless one is a guest there. Mr. Lisai was aware of the challenges and they are constantly thinking of ways to

help alleviate the problem. He noted that hopefully the elimination of some of the stairs will be of a help.

Mr. Lisai told the Board that they had a Construction General Permit for this site location and that the changes they were making all fell within the existing Stormwater permit. Some of the catch basins were existing, some would be new additions. With the elimination of the Discovery Center the activities that were originally planned for that building will either be relocated to Clay Brook or the Adult Ski & Rental building. Mr. Lisai also noted for the Board that there would be limited food service in both buildings.

Mr. Monte asked about a request for waiver of notice. Though allowed under our regulations, he thought that there might be a statutory notice requirement. Mr. Malboeuf noted that the hearing was posted in the paper, on the property, at the post office and at Paradise Deli.

MOTION by Mr. Behn that the Board grants a waiver of notice since the proposed changes are minor in nature and have little or no effect on the neighboring properties. **SECOND** by Mrs. Roth. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Monte that the Board finds that the proposed height of the Children's Ski School Building of 40'7" and the Adult Ski & Rental building of 37'4 3/4" does not offend any of the Conditional Use Standards of Section 5.3. It is also noted that the Children's Ski School building is lowered from the original approved height, and that the Adult Ski & Rental building is only a little over two feet above the maximum allowed and is still lower than the Clay Brook building and the Gate House building. The overall volume of buildings is less than originally approved. **SECOND** by Mr. Behn. **VOTE:** all in favor, the motion passed.

In considering the PRD/PUD standards the Board noted that the impact of the proposed revised plan had less impact than previously approved. Mr. Lisai stated that the landscaping plan would be very much the same as before, just modified with a lesser number of plantings. The lighting plan was also to remain the same with the exception of that related to the Discovery Center. Mr. Lisai said they were scheduled to meet with the Fire Department on February 18th to show them the revisions. No problems are anticipated to be found.

MOTION by Mr. Monte that none of the proposed changes have a significant impact on the relevant criteria in Article 8. **SECOND** by Mr. Behn. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Behn that the standards under Article 5, Sec. 5.3 (B) Specific Standards, items (1) through (11) are found to be satisfied or not applicable by the applicant. **NOTE:** for the record, an "as built" plan for landscaping should be submitted by the applicant. **SECOND** by Mrs. Roth. **VOTE:** all in favor, the motion passed.

MOTION by Mr. Behn that the amended plans are approved by the DRB as submitted by the applicant. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

2- **Application, 2009-06-SD** (continued from January 18th, 2010): Five Lot Major Subdivision, Preliminary Plan Review - 662 Ridge View Rd: The applicant requests a continuance until March 1st, 2010.

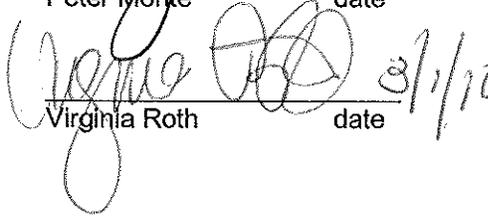
MOTION by Mrs. Roth to continue the FCC Property Holdings LLC application hearing until March 1, 2010. **SECOND** by Mr. Monte. **VOTE:** all in favor, the motion passed.

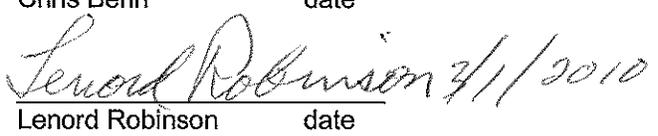
In other business, the Board reviewed and signed the minutes from the previous hearing. Mr. Monte adjourned the meeting at 8:11 pm. The next meeting of the DRB is scheduled for Monday March 1, 2010 at 7:00 pm.

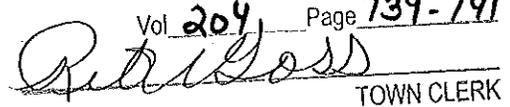
Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD


Peter Monte date 3/1/10

Virginia Roth date 3/1/10


Chris Behn date 03/01/2010

Lenord Robinson date 3/1/2010

TOWN OF WARREN, VF
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TOWN CLERK