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**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
MONDAY NOVEMBER 1, 2010**

Members Present: Peter Monte, Lenord Robinson, Jeff Schoellkopf, Chris Behn, Bob Kaufmann and Virginia Roth.

Others Present: Leon Bruno, Anneliese Lindner, Jack Lindner, Margo Wade, Chris Nordle, Seth & Elizabeth Brennan, Robin Bleier, Win Smith, Miron Malboeuf and Ruth Robbins.

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

- 1) Application **2010-11-CU**, Expansion of a Non-Conforming Use (continued from August 30th, 2010): The Applicant, **Summit Ventures of NE, LLC (dba Sugarbush Golf Club)**, and request permission for a permanent tent site 100' long and 70' wide below the 7th tee at the Sugarbush Golf Course. The project location is at 1091 Golf Course Road on a 175.5± acre parcel in the Rural Residential District (Parcel Id# 053001-200). Event parking will be located at the golf club parking lot and incidental access to site will be via an existing right of way off Triview Road. This application requires review under Article 3, § 3.8 (Non-Complying Structures & Non-Conforming Uses) and Table 3.1 (Minimum off Street parking Requirements), and Article 5(Development Review), §5.3(Conditional Use Review Standards) of the Warren Land Use and Development Regulations.
- 2) **Other Business:**
 - a) Sign Minutes from Development Review Board meeting of October 18th,, 2010.
 - b) Decisions:
 - 2010-16-CU, Residential addition on slopes exceeding 15%, Timothy D & Patricia D. Clewley
 - 2010-15-CU, Revision to permit 2004-08-CU to add Mixed Use (Residential):

Mr. Monte called the meeting to order at 7:15 pm.

1. Application **2010-11-CU**, Expansion of a Non-Conforming Use (continued from August 30th, 2010): The Applicant, **Summit Ventures of NE, LLC (dba Sugarbush Golf Club)**, and request permission for a permanent tent site 100' long and 70' wide below the 7th tee at the Sugarbush Golf Course. The project location is at 1091 Golf Course Road on a 175.5± acre parcel in the Rural Residential District (Parcel Id# 053001-200).

Mr. Monte started the hearing by asking if an agreement had been reached between the neighbors and the resort as was the stated plan at the end of the previous hearing. Mr. Smith said that yes, an agreement had been reached and that one change had been made in the document before them. That change involved Sugarbush's "right" to access the golf course from Triview Road. Due to the complexity of the numerous deeds, Mr. Smith said that they would withdraw the part of the plan that called for such access until a later date. As such, any access to the proposed tent site would take place via the golf course property. A majority of the land owners have designated Morgan Morhman and Jack Lindner as their Triview Road representatives. Mr. Lindner said it was the Triview homeowners request that the DRB accept the outlined stipulations in the project narrative dated 10/21/10 as part of any approval given. He also noted that working with Mr. Smith and his group had been a pleasure and that they were hopeful this situation would work out to everyone's satisfaction.

Mr. Monte said that since there DRB does not get involved in title issues that it would be nice if they could find some language to include that would allow Sugarbush to have access should the legal debate conclude in their favor so that they would not have to come back to the DRB for an amendment.

