December 2, 2011

RE: Lincoln Peak Base Area Development Project, Phase II
Lincoln Peak Village
Town of Warren – Public Hearing Notification

Dear Abutting Property Owner:

Summit Ventures NE, LLC (dba Sugarbush Resort) has submitted an application to the Town of Warren Development Review Board for construction of 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. The project is located in the Sugarbush Village Commercial 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 80 to 90 residential units. Underground parking will be provided for 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 Hotel Brook restoration, 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 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.

The goals of the project remain consistent with previous base area projects and stem from the need to improve guest facilities and increase the bed base at the resort. In developing these goals we continue to rely on the guiding language set forth in the Warren Town Plan and Land Use and Development Regulations as well as previously approved findings and conditions in existing permits. These goals include integrating the buildings into the natural landscape, improving pedestrian and vehicular circulation and connections to the surrounding areas, improving stormwater management and water quality in the Clay Brook and Rice Brook watersheds, maintaining the visual gateway to the Green Mountain National Forest, and creating services and facilities that strengthen Sugarbush in the year-round resort marketplace.

A public hearing has been scheduled on December 19, 2011 at 7:00 PM at the Warren Municipal Building.

This notification is being sent to all property owners who abut the project site pursuant to the Town of Warren application requirements. If you have any questions regarding our application, please do not hesitate to contact me at (802) 583-6366 or the Town of Warren Planning and Zoning office at (802) 496-2709.

Sincerely,

Margo B. Wade

Margo B. Wade
Director of Planning & Regulatory Compliance