Miron Malboeuf

From: Ruth Robbins
Sent: Thursday, December 08, 2011 10:26
To: chris behn; Don Swain (d.swain.landplan@ATT.net); Virginia Roth; Thomas P Boyle (tom@ipsvt.com); peter monte; Bob Kaufman (kaufmann@gmavt.net)
Cc: Miron Malboeuf
Subject: FW: Summit Ventures Proposal NOV2011
Importance: High
Attachments: 2011-12-06 Summit Venture Questions.doc

Hello all!
I'll have the attached in your folders for the next meeting [Monday Dec. 19th] but wanted you to have a chance to read this beforehand.
Hope you're all well!
Ruth

From: Patty McKeon [mailto:patty.mckeon@clincab.com]
Sent: 2011-12-07 4:11 PM
To: Miron Malboeuf
Cc: Reta Goss; Elaine Fuller; Ruth Robbins
Subject: Summit Ventures Proposal NOV2011
Importance: High

Dear Miron and members of the Review Board,

Hi Miron,

I have attached my request for answers on the new Phase II Project. Would you also provide me with the individual emails/addresses of the following board members noted below?

Peter Monte, Chair
Chris Behn, Vice Chair
Lenord Robinson
Virginia Roth
Jeff Schoellkopf
Robert Kaufman, alternate
Don Swain, alternate
Tom Boyle, alternate

Best regards,

Patty

December 6, 2011

Dear Miron and Members of the Review Board,

I am writing to you since I have received notification via the Valley Reporter that Summit Ventures is proposing to build multiple structures as part of their phase II project starting in 2012 and the site will be adjacent to Sugarbush Village. I have the following questions and requests as an abutter:

Requests and Questions:

- All abutters' be informed of all zoning and building issues related to the Summit Venture proposal in a timely manner.

- Building elevation scales on site plans C1.1 and C1.2 (see below) are not clear and I have tried enlarging the numbers but to no avail. Please request that these are clearly marked on diagrams and would you also provide me with the proposed elevations of each structure.

- Provide information on how these proposed building heights will be in relation to abutters' buildings as far as any possible obstruction/change of current views of landscape and mountains.

- Are there any plans to change dimensions of BROOK HOUSE located in Sugarbush Village? If so, when will public be able to view that proposal?

- Is there a three dimensional site plan which also includes correct dimensions and placement of abutter properties such as all three Mountainside buildings?

- How many parking spaces are allotted to Sugarbush village in the area that is adjacent to the 'Green'/US Forrest Service Land? Are these spaces designated only for Sugarbush village patrons/guests and not for use by anyone else including phase II dwellers or patrons?

- Will any of the proposed parking spaces be used for commercial ventures, fairs, shows put on by Summit Ventures?

- Will there be any noise regulations provided?

- Is there a safe, right of way walkway for pedestrians coming from Sugarbush Village to access Lincoln Peak Lodge or other Lincoln Peak structures? If so, will it be contiguous and direct?

- Will any of the proposed Summit Venture properties and open land be off limits to the public? Will there be fences installed or obstructions placed anywhere?

- Who will provide and handle the water and sewerage use and rates. How will this impact the existing water and sewage users since our rates are presently extremely high? Will there be meters installed and if so will they be accessible/viewable by all water utility users? Can this water use be fairly divided by installing water new meters for all structures, existing and proposed?

- Will there be any impact on an abutters' ability to ski from present ski trail access and if so what will impact be such as will existing trails be open during all phases of construction, will terrain elevations change at all, and will Summit ensure that trails are kept free of construction debris?

- Will there be businesses in Phase II that serve food and/or require lots of deliveries set up in any of the structures?

- Will there be traffic signs, stop signs, and traffic lights at any of the intersections proposed? If so, where will they be located? Will these stop signs etc cause long waits for existing dwellers?

- Will traffic flow to and from the existing condominiums and houses be negatively impacted and if so what is to be done and when to remedy this?

- Will ER and fire trucks be able to easily access all the dwellers without complication or interference?

- How will road repair be paid for since we currently pay a share quarterly to Sugarbush Utilities especially with future wear and tear from trucks and cars? Does everyone shoulder the financial burden and how will it be fairly divided? Also will there be areas where commercial vehicles/trucks are not allowed?

- Will there be any landscaping done? If so will trees be planted and where and what will be the maximum height of those trees/plantings?

These are my questions and I realize that there are a lot of them but it is important to us to know exactly what is in store for us as abutters'. We have a fairly sizable mortgage on our condo and in these not so good economic times it is really important to ensure that we maintain all possible value on our investment property.

I just also wanted to mention that many of us live out of state and so it is difficult to make a visit to the Warren town hall in a timely manner to view first hand the proposals especially if we are to receive notice only via the Valley Reporter since some of us do not have a long distance subscription, therefore, I think that it is extremely important that we receive information directly.

Thank you for your attention and look forward to hearing from you soon.

Best regards,

Patricia Maguire
34 Mountainside
Warren, VT

C1.2 Site Plan