WARREN FIRE DEPT.
Warren, Vermont 05674
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November 14, 2011

RE: Sugarbush Resort, Development Phase 3

Dear Warren Development Review Board:

On the evening of November 7, 2011 members of the Warren Fire Department's Land Development Application Committee met to review the proposed additional development at Sugarbush Resort development Phase 3.

Upon review and discussion of the site plan (Landscaping plan was only drawing provided) the following conditions have been recommended:

1. Proposed hydrant locations are marked on the drawing and will be returned to Margo Wade at Sugarbush.

2. As stated during discussions while planning for previous iterations of expansions at Sugarbush, and still valid, is the fact the Warren Volunteer Fire Department does not have adequate firefighting apparatus to safely protect the existing structures, a problem greatly exacerbated by this proposed expansion. We view this as a critical consideration moving forward.

3. As shown in Drawing LA-100 adequate fire apparatus access does not exist to ANY of the Rice Brook Residences. Road access to all structures, with no less than 45' inside turning radius is required. Roadway access should also be planned to provide emergency vehicle access to the backside of all structures. As currently shown some structures have minimal, if any vehicle access.

4. The proposed volume of increase for under building parking would pose a unique and special challenge for urban firefighting departments; these challenges increase exponentially for a small, rural volunteer fire department; thus we require that all garages must be protected from fire at the highest levels available, as mandated by State of Vermont guidelines, shall be submitted to the State Fire Marshal for approval, and shall meet all current applicable NFPA standards.

5. It is recommended that there be no wood burning fireplaces in any of the buildings.

6. A further in-person meeting with representatives of Warren Volunteer Fire Department and Sugarbush is requested to further discuss the safety concerns presented by the expanding scope of Sugarbush Resort.

Sincerely,

Doug Mosle
President, Warren Volunteer Fire Department

cc: Margo Wade