WARREN FIRE DEPT.
Warren, Vermont 05674
Business Telephone • 802-496-3961

Monday, November 21, 2011

Miron Malboeuf
Development Review Board
PO Box 337
Warren, VT 05674

Dear Miron,

This letter is a follow up to my letter of November 14th regarding the proposed expansion at Sugarbush Resort, aka Phase 1c, the Rice Brook Residences.

On Friday, November 18th the Warren Fire Department Land Development Committee, consisting of Butch Hartshorn, Peter DeFreest, Charlie Snow and myself, met with Margo Wade from Sugarbush, as well as Jeff Schoellkopf and Jim Edgecomb from the Design Group. This meeting took place at Margo's request and the discussion focused on concerns that the fire department has as outlined in my letter of November 14th (attached).

Of primary interest to the fire department is direct access to all three proposed Rice Brook Residences, and the level of fire protection in the proposed underground parking garage. As currently proposed, access to two of the three buildings can be made only on foot and there was no information provided prior to our meeting outlining the intent for fire protection in the underground parking structure.

We are unequivocal and unanimous in our desire for a year-round roadway access to the front of all three structures and made this point clear to the Sugarbush representatives. This roadway must be maintained at a minimum of 14 feet throughout all four seasons and have a solid road bed under foot. Our preference would be for a roadway in front of all three buildings (currently proposed is a 6 foot wide walkway) that connects to the proposed emergency access road to the southwest, allowing emergency vehicle access from both directions. If this is impossible we are willing to consider a solution that does not provide access from both directions, as long as it does not compromise direct access to the three proposed structures. We consider this the highest priority.

Equally important is proper (if not excessive) fire protection in the parking garage. During this meeting we proposed standpipe outlets at regular intervals throughout the parking garage, as well as standpipes in the basement level of stairwells from the parking garage. It goes without saying that this structure must meet all applicable state standards as well as all applicable NFPA standards for both sprinkler and standpipe. If there is any grey area, we made it clear that we opt on the side of over protection. We were told that Sugarbush would be meeting with a fire

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protection consultant in the next few weeks and would provide us with a detailed recommendation at that time. We agreed that this was satisfactory.

Finally, we discussed briefly the scale of this project beyond the Rice Brook Phase and the challenges it will present. Ultimately, as proposed, we will see ten new buildings, all with underground parking structures, all of which will have unique challenges for access. None of them will have preferred access from all exposures, and all will require unique and challenging plans of attack. While we did not discuss this at length, it is important for everyone involved to have a proper understanding of the challenges this poses for the life-safety of the resort guests, employees, and to the firefighters who must protect them in the event of a structure fire.

Finally, the scale of this project is daunting, to say the least. The current fire department apparatus (specifically our aerial ladder) is inappropriate for the scale of this phase of the project alone, not to mention the proposal of 7 additional structures with significantly compromised access (as currently proposed). It will be incumbent upon the Town of Warren to consider upgrading the department's fire apparatus in order to provide basic protection of these structures. How this is accomplished and who should be responsible is a discussion for another time, but it is imperative that Sugarbush understand its complicity in this ever increasing need.

Respectfully,

Doug Mosle
President, Warren Fire Department

Cc: Margo Wade