



**PHASE 1C**

**SE GROUP**  
 LANDSCAPE ARCHITECTS  
 MOUNTAIN PLANNERS  
 ENVIRONMENTAL ENGINEERS

131 CHURCH STREET  
 BURLINGTON, VT 05401  
 802-248-1099

**CHARLES GREIER**  
 CONSULTING ENGINEER, P.C.  
 P.O. BOX 100, WILKESVILLE, VERMONT

**SUGARBUSH**  
 PHASE 1C SITE WORK



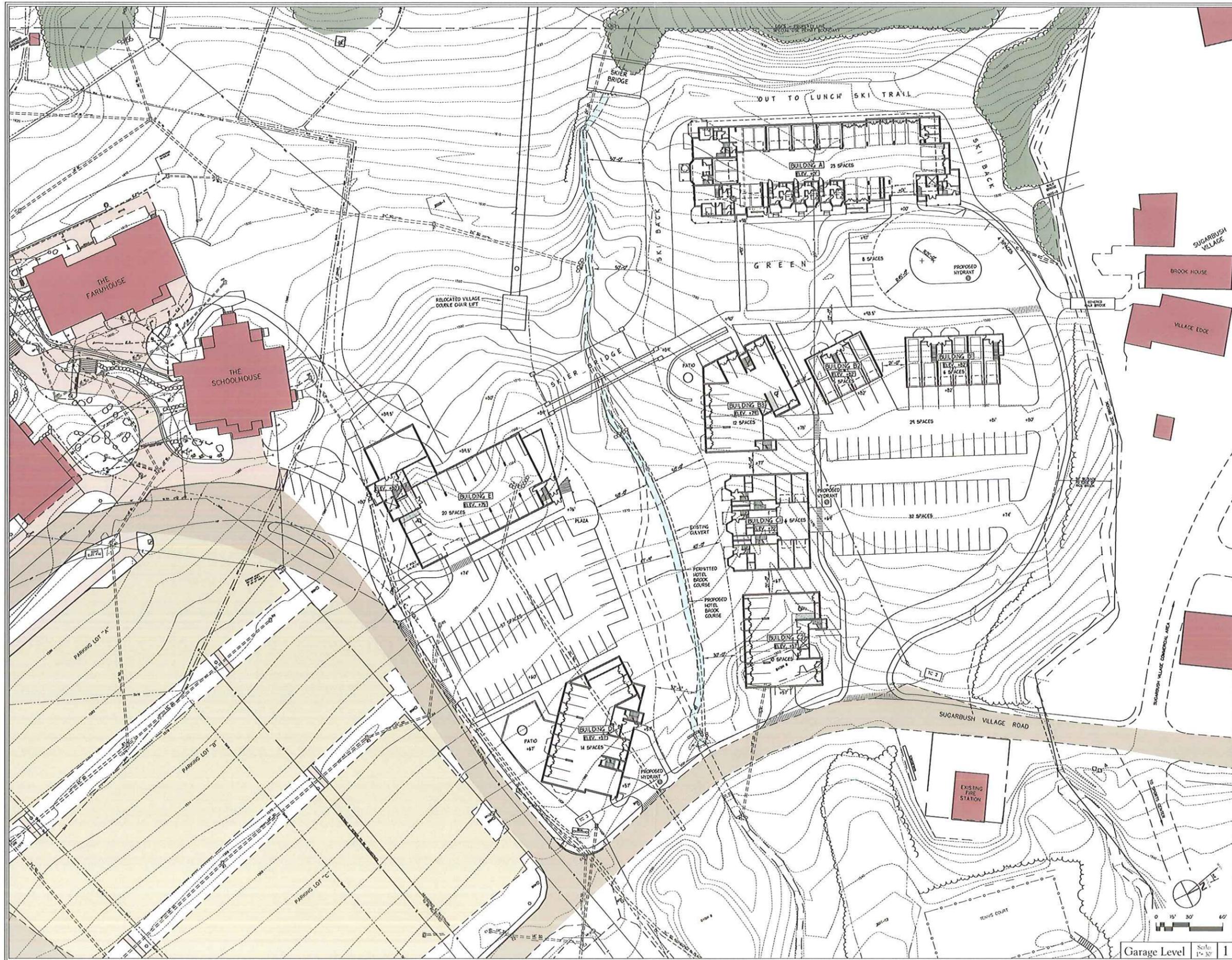
PROJ. NO. 59054.00  
 DRAWN: M.J.L.  
 CHECKED: HKW, MPH  
 CADD FILE: -  
 DATE: 04/03/2010  
 REVISIONS:

SUGARBUSH  
 CONCEPT PLANS  
 SHEET TITLE:  
 CONCEPT SITE PLAN

SCALE: 1"=40'  
 SHEET NUMBER:  
**LA-100**

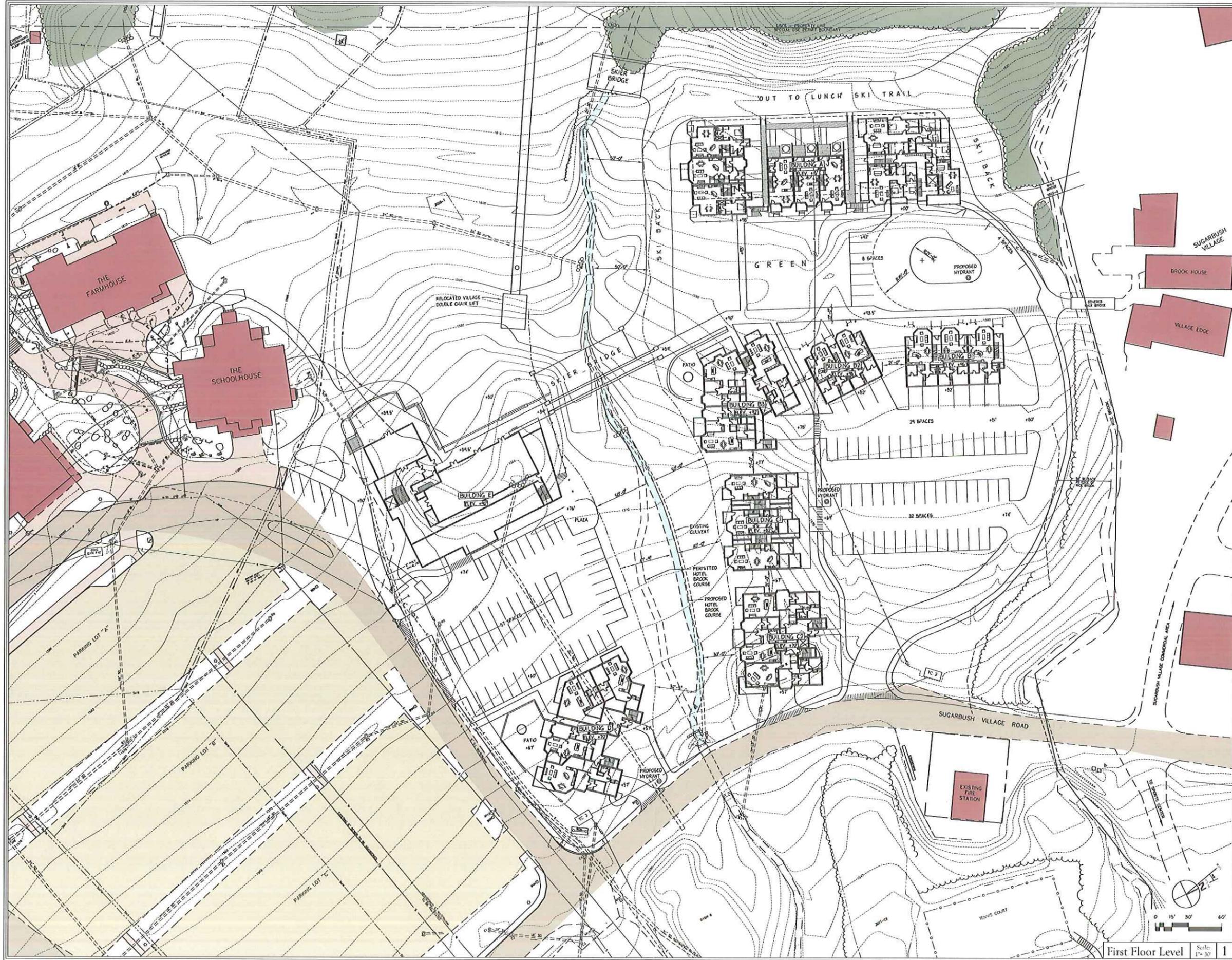


Sugarbush Lincoln Peak Base Area Development-Phase II  
 Lincoln Peak Village  
 Warren, Vermont 05674



Garage Level Scale: 1" = 30' 1

Sugarbush Lincoln Peak Base Area Development-Phase II  
 Lincoln Peak Village  
 Warren, Vermont 05674



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November 7, 2011

Miron Malboeuf, Zoning Administrator  
Town of Warren  
PO Box 337  
Warren, VT 05674

RE: Summit Ventures NE, LLC  
Lincoln Peak Village Development Project – Phase II  
Sketch Plan Review

Dear Miron:

Enclosed please find preliminary submittal material for Sketch Plan Review before the Development Review Board. The project includes Phase II of the Lincoln Peak Village Development Project. Submittal material includes:

- Subdivision/PUD Application
- Fee Schedule and fee
- Sketch Plan Review Project Description
- Preliminary Site Plan

A more complete submittal package is forthcoming. We anticipate providing this to you for distribution to DRB members by November 14<sup>th</sup>. We look forward to meeting with the DRB to discuss the project.

Please feel free to contact me at 583-6366 or [mwade@sugarbush.com](mailto:mwade@sugarbush.com) should you have any questions.

Respectfully,

Margo B. Wade  
Environmental Compliance Manager

Enclosures (4)

cc: Project File

**TOWN OF WARREN  
SUBDIVISION, PRD AND PUD  
PERMIT APPLICATION**

Permit Application No. \_\_\_\_\_

Parcel ID #250010-000 \_\_\_\_\_

**Application Requirements:** The applicant shall submit to the Administrative Officer, at least 15 days prior to a regularly scheduled Development Review Board meeting, a subdivision, PRD/PUD application and associated fee. The application shall include, with the required fee, 1 original and 5 copies of a subdivision, PRD/PUD application, and 1 original and 5 copies of the proposed sketch plan that include the information for sketch plan applications specified in Table 6.2. Copies of the proposed sketch plan shall be 11" X 17" or smaller. Applicants are strongly urged to review the Town of Warren Land Use & Development Regulations Articles 6, 7 and/or 8 before submitting an application.

1. Name of Landowner(s): Summit Ventures NE, LLC

Address: 1840 Sugarbush Access Road, Warren, VT 05674 Telephone: 583-6366

2. Applicant(s), if other than Landowner: Same as above

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

3. Property Locations: Sugarbush Village Road

Zoning District: Sugarbush Village Commercial

4. Does the proposed development contain Steep Slopes as outline in Article 3, §3.4, *Erosion Control & Development on Steep Slopes*? Yes No  
 Does the proposed development contain Critical Wildlife Habitat Yes No  
 Is the proposed development within the Meadowland District? Yes No  
 Is the proposed development within the Flood Hazard District? Yes No

5. Total acreage to be subdivided: 55.92 Acres 6. Total number of lots: TBD

7. Attached evidence of written notification to all adjacent property owners, together with a copy of the documentation sent to adjoining to explain the project (see Section 9.8).

8. Attach a narrative describing the proposed subdivision (see Articles 6 & 7).

9. Attach a complete sketch plan (see Table 6.2) of the project.

10. To facilitate the subdivision, PRD/PUD approval process, the applicant should consult the Warren Fire Department before the initial meeting with the Development Review Board.

Mary B. Wade 11/7/2011  
 Signature(s) of Landowner(s) of Record

\_\_\_\_\_  
 Signature(s) of Applicant(s)

Date Application Received: \_\_\_\_\_

Fee Received: \_\_\_\_\_

Fee Schedule	
Minor Subdivision	\$400/lot
Major Subdivision	\$800/lot
Lot Line Adjustment	\$300
PRD/PUD Review	\$800
Rev to AP ½ Base Fee	
Hearing Notification Fee:	
Minor	\$60.EA
Major	\$100.EA

**LINCOLN PEAK VILLAGE DEVELOPMENT**  
**PHASE II**  
**SKETCH PLAN REVIEW PROJECT DESCRIPTION**  
**November 7, 2011**

Summit Ventures NE, LLC seeks sketch plan review for Phase II of the Lincoln Peak Village 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 and is located in the Sugarbush Village Commercial (SVC) zoning district in the Town of Warren.

The project contemplates five building sites with a mix of townhouse, condominium style and mixed use buildings, underground parking for the new buildings, shared surface parking and access drives, strong pedestrian connection between the base area, the development sites and the Sugarbush Village, Hotel Brook reconstruction, stormwater and utility infrastructure, Village Double lift relocation and replacement, and new parcels as needed to accommodate the proposed buildings. The proposed buildings will house approximately 80 residential units. Building and associated site improvements will be constructed in phases over several years. Implementation of each phase will be based on market demand.

Components of Phase II that were previously approved under Permits #2005-01-PUD & #2005-01-CU issued May 13, 2005 and remain to be completed include:

- Restoration of 2 remaining section of Hotel Brook, and
- Realignment and replacement of the Village Double Chair.

**Waiver Request:**

Pursuant to Article 6, Section 6.1(E), the Applicant respectfully requests waiver to submit names and addresses of all adjoining property owners and evidence of written notification to adjoining for sketch plan review. This material and notification will be provided for Preliminary Plan Review.

# APPLICATION FOR ZONING PERMIT- FEES

Permit Number# \_\_\_\_\_

please complete all applicable fee(s) calculations and enclose a check for the total amount upon submission of completed applications. Make checks payable to: Town of Warren, **ADOPTED February 8, 2011**

## BUILDING PERMITS - ZONING ADMINISTRATION FEES

Note: # of Finished Floors may also be calculated as total finished square footage, which would include all usable space, garages (attached & unattached), finished basements, finished attics, etc.

### RESIDENTIAL CONSTRUCTION FT<sup>2</sup> new construction, additions, mobile home, single/two, or multi-family dwelling and garages

*(To establish fee base under 2001ft<sup>2</sup> or over 2001ft<sup>2</sup> Include Existing Structure & Additional ft<sup>2</sup>, insert new ft<sup>2</sup> in the space below: A or B)*

**Under 2001 ft<sup>2</sup>**

\_\_\_\_\_ ft<sup>2</sup>. X \_\_\_\_\_ # FINISHED FLOORS ÷ 100 X \$ 20.00 = \_\_\_\_\_ + \$ 150. = \_\_\_\_\_

**OVER 2001 ft<sup>2</sup>**

\_\_\_\_\_ ft<sup>2</sup>. X \_\_\_\_\_ # FINISHED FLOORS ÷ 100 X \$ 30.00 = \_\_\_\_\_ + \$ 250. = \_\_\_\_\_

DECKS AND SMALL PORCHES, UNDER 101 ft<sup>2</sup> \$75 (EACH) = \_\_\_\_\_

DECKS AND SMALL PORCHES, 101 ft<sup>2</sup> AND UP  
\_\_\_\_\_ SQ' ÷ 100 X \$10.00 = \_\_\_\_\_ + \$ 100 = \_\_\_\_\_

OUTBUILDING: BARNs, SHEDS(No FOUNDATION)  
(LESS THAN 200 ft<sup>2</sup> \$ 75 = \_\_\_\_\_

(GREATER THAN 200 SQ'):  
\_\_\_\_\_ ft<sup>2</sup>. X \_\_\_\_\_ # Floors ÷ 100 X \$15.00 = \_\_\_\_\_ + \$200 = \_\_\_\_\_

RE-ISSUE OF PERMIT WITH NO CHANGE \$75 = \_\_\_\_\_

POOL OR POND = \_\_\_\_\_

OTHER \$100 = \_\_\_\_\_

**RENOVATION:**

**MINOR-** LESS THAN 500 ft<sup>2</sup> OR LESS THAN 10K (USE SF OR VALUE WHICHEVER IS GREATER)

1.50/ \$1,000.00 OF VALUE: +100.00 = \_\_\_\_\_

OR ft<sup>2</sup>. \_\_\_\_\_ X \_\_\_\_\_ # FINISHED FLOORS ÷ 100 X \$15.00 = \_\_\_\_\_ + \$100 = \_\_\_\_\_

**MAJOR -** GREATER THAN 500 ft<sup>2</sup>. OR GREATER THAN 10K (USE SF OR VALUE WHICHEVER IS GREATER)

2.00/ \$1000.00 OF VALUE, \_\_\_\_\_ + 250 = \_\_\_\_\_

OR \_\_\_\_\_ ft<sup>2</sup> X \_\_\_\_\_ # FINISHED FLOORS ÷ 100 X \$30.00 = \_\_\_\_\_ + \$350 = \_\_\_\_\_

HOME OCCUPATION \$75 = \_\_\_\_\_

LETTER OF PERMIT STATUS OR CERTIFICATE OF ZONING COMPLIANCE \$ 75 = \_\_\_\_\_

CHANGE OF USE OR ADDITION OF USE \$150 = \_\_\_\_\_

LATE FEE (CONSTRUCTION BEFORE PERMIT) 150% ADDITIONAL TO ABOVE = \_\_\_\_\_

**TOWN OF WARREN - PERMIT FEES SCHEDULE**

**DEVELOPMENT REVIEW BOARD FEES**

PUD (PRD) REVIEW *	\$800	<u>\$800</u>
LOT LINE ADJUSTMENT	\$300	_____
SUBDIVISION - MINOR	\$400/LOT	_____
SUBDIVISION - MAJOR	\$800/LOT	_____
REVISION TO AN APPROVED PLAT	\$400/LOT	_____
REVISION TO PRD/PUD	\$500	_____
AMENDED APPLICATION (PRIOR TO PLAT FILING) 50% OF REGULAR FEE		_____
ROAD SIGNS AS REQUIRED FOR SUBDIVISION ROADS \$130.00/SIGN		_____
CONDITIONAL USE & VARIANCE, RESIDENTIAL - ORIGINAL OR AMENDED \$250/EA.		_____
CONDITIONAL USE & VARIANCE, COMMERCIAL - ORIGINAL OR AMENDED \$500/EA		_____
CHANGE OF USE	\$250	_____
APPEAL OF ZONING ADMINISTRATOR'S DECISION	150.00	_____
APPEAL OF ZONING ADMINISTRATOR'S OF NOTICE OF VIOLATION	100.00	_____
<b>PLUS LEGAL NOTICE (SEE BELOW)</b>		
STAY OF ENFORCEMENT: NO CHARGE		
LATE FEE (USE BEFORE DRB APPROVAL) 200% ADDITIONAL TO ABOVE		_____

**LEGAL NOTICES:**

MINOR SUBDIVISIONS & RESIDENTIAL CU'S \$60 EA. WARNING	_____
MAJOR SUBDIVISIONS & COMMERCIAL CU'S \$100 EA. WARNING	<u>\$100</u>

**RESEARCH AND DOCUMENT PRODUCTION FEES \$75/HR PLUS COPIES**

LEGAL FEES SEE APPENDIX A COPIES OF TOWN REGULATIONS	
LAND USE & DEVELOPMENT REGULATIONS	\$25 _____
TOWN PLAN	\$25 _____

**TOTAL FEES DUE** \$900

**TOTAL FEES RECEIVED** \_\_\_\_\_

ALL TOWN OF WARREN MUNICIPAL AND SCHOOL PROJECTS ARE EXEMPT FROM FEES.

November 18, 2011

Peter Monte, Chairman  
Development Review Board  
Town of Warren  
Warren, VT 05674

Re: Summit Ventures NE LLC Application 2011-15-SD/PRD

Dear Peter:

I am unable to attend the November 21<sup>st</sup> Sketch Plan Meeting and would appreciate the Development Review Board consideration of the following:

I along with Miron Malboeuf are principles in Sugarbush Village Real Estate which is the corporate owner of two commercial condominium units located within the center of Sugarbush Village. Both properties were approved for construction by the Town of Warren Planning Commission and Act 250 during the period of 1978 -1979:

Mountainside Commercial Condominium C2: Is currently the office of Sugarbush Investment Properties, a Real Estate Brokerage firm. Between 1983 and mid 2010 this space was leased to Sugarbush Village Condominiums (SVC). The use during since 1983 was continuous as an office for the rental of independently owned condominiums, guest check-in, housekeeping services, and other related guest and condominium owner hospitality services. In 2010 these administrative functions were incorporated within the Mountainside C3 space which SVC also leased.

Mountainside Commercial Condominium C3: Currently the office of Sugarbush Village Condominiums. This property has had continuous usage as a rental and check-in office from 1983. In 2010 the SVC usage of Mountainside C2 was incorporated within C3 premises.

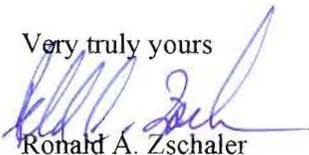
As with previous base area development applications I urge the DRB to honor the long standing existence and use as the Sugarbush Village Parking Lot for the benefit of the previously permitted commercial development within the core of Sugarbush Village. The Mountainside C2 & C3 properties are part of an approved plan of development which included the requirement of adequate parking in accordance with the then applicable Town of Warren Zoning regulation.

This concern is not new as it has been acknowledged in previously issued permits along with mention in an approved Traffic Management Plan which is part of the Lincoln Peak Permit. Previous applicant submittals indicate parking for 83 -103 vehicles within the Sugarbush Village Parking Lot even though I have counted over 125 vehicles which I assume were weekend and holiday day skiers and /or season pass holders.

Any reduction of currently available public spaces, delivery vehicle limitations, shuttle bus access, emergency vehicle access will each subject the Village Commercial properties and occupying business to additional inconvenience.

It should be noted that the above listed Mountainside properties were referenced to as "two commercial buildings" in a December 14<sup>th</sup>, 1978 to the Agency of Environmental Conservation, to which Sugarbush Valley Inc (then owner of the Mountainside land being proposed for development) was a co-applicant.

Very truly yours



Ronald A. Zschaler  
Sugarbush Village Real Estate, Inc  
RR#1 Box 68-21  
Warren, VT 05674

cc: File  
encl: Sidel Letter December 14, 1978



PETER S. SIDEL *Attorney at Law*

P.O. BOX 115, ROUTE 100  
WAITSFIELD, VERMONT 05673  
802-496-3277

December 14, 1978

Mr. Paul Nergaard  
District Coordinator  
Agency of Environmental Conservation  
P.O. Box 586  
Waterbury, Vermont 05676

Re: #5W0504 - 90 Unit Condominium

Dear Mr. Nergaard:

At the Pre-Hearing held on December 4, 1978 relative to the proposal by Sugarbush Village Associates and the co-applicant, Sugarbush Valley, Inc. for construction of 90 condominium units, it was apparent that there was an omission on the application relevant to two commercial units. The omission was that the application did not clarify that there would be two buildings in addition to the condominium units which would be for commercial purposes. In keeping with the agreement of the parties at the Pre-Hearing, being the applicants, Steven Sease, Jeff Squires, Robert Finucane and yourself, I indicate by this letter the appropriate changes to the application relative to the commercial spaces.

Paragraph 3 of the original application shall be changed by adding to the description of the project the following:

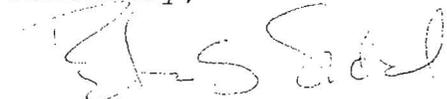
- a. Two commercial buildings, each building being 30 X 50 feet for its outer dimensions and approximately 3,000 square feet of floor space. These buildings shall be for commercial purposes, being of a retail nature or service oriented; it shall not include for purposes of this application restaurants or other establishments requiring food preparation or the sale of food.

Appropriate plans are presently being drafted. They will be submitted as soon as is practicable. Please note that there is certain difficulty in indicating at this time the exact use of the commercial space. Therefore, any concern by the Agency of Environmental Conservation as to the nature of the commercial space appears to be satisfied by the requirements of the public permits prior to occupancy. By copy of this letter to them, I request a written letter indicating their concerns.

I would like to add at this time that on December 11, 1978 the local Planning Commission for the Town of Warren had a meeting and has agreed to the project. The presentation to them at that meeting included not only the residential condominium units as originally indicated on the application but the two commercial units as discussed in this letter and as shown on the model and the plans already submitted.

As indicated in this letter I have sent a copy of it to the various persons entitled to party status.

Sincerely,



Peter S. Sidel

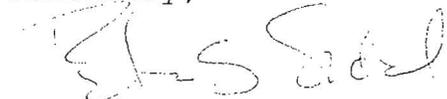
PSS/bds

cc: State of Vermont, Agency of Environmental Development  
Central Vermont Regional Planning Commission  
Selectmen of the Town of Warren  
~~Local Planning Commission of Warren~~

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Sincerely,



Peter S. Sidel

PSS/bds

cc: State of Vermont, Agency of Environmental Development  
Central Vermont Regional Planning Commission  
Selectmen of the Town of Warren  
~~Local Planning Commission of Warren~~