

**Warren Development Review Board  
Public Meeting Notice and Agenda  
Monday, March 19<sup>th</sup>, 2012, 7:00 p.m.,  
Warren Municipal Building Conference Room (Old Library)  
Agenda**

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**1** Call the meeting to order, 7:00 pm

**2** Hearings:

**I) Application 2012-02-CU, Development of an Accessory Structure on an undeveloped parcel: The Warren Zoning Administrator has referred the application, of Tomislav A. & Kate J. Marincic for the construction of a garage on a previously approved undeveloped lot. The existing parcel, a 1.1-Acre lot, is located on Main Street in the Warren Village Historic Residential District. The applicant also owns an adjacent lot, a 2.31 ± acre parcel at 115 Main Street, with a single-family dwelling. The adjacent parcel is located in the Warren Village Mixed Use District. Both parcels are identified jointly as property/parcel identification number 004-001-100. This application requires review under Article 2, Table 2.3 (WVR) and Table 2.15 (VMU); Article 10, § Definitions, Accessory Structure and Article 5, § 5.3 (Conditional Use Review) of the Warren Land Use and Development Regulations as amended by the Warren Select Board on January 10th, 2012 & effective January 31st, 2012.**

**II) Final Plan Approval Subdivision/PRD & Conditional Use Review - Summit Ventures NE, LLC. (Continued from March 5, 2012): The Development Review Board will consider Final Plan Approval and Conditional Use Review for application 2011-15-SD/PRD/CU. The applicant seeks approval for Phase II of the Lincoln Peak Base Area Development Project and specifically Building A, the Rice Brook Residences, consisting of 6 multi level dwellings (Town Homes) and 9 single level dwellings(Flats) with underground parking for 21 residential spaces.**

**As part of a multi year project, the applicant requests approval for Construction of the following associated improvements in this first phase:**

- **Re-grading of short-term surface parking in upper parking lot**
- **Limited grading to recreational "Green"**
- **Use of existing skier bridge over Gadd Brook to connect Lincoln Peak base area and Sugarbush Village**
- **Modifications to the Out to Lunch Trail:**
- **slight realignment on the approach to residences from the north**
- **creation of direct connection to the Easy Rider Trail to improve skier circulation**
- **construction of new bridge to connect Out to Lunch trail to Lincoln Peak base area**
- **Extension of existing water distribution system to Rice Brook Residences**
- **Connection of Rice Brook Residences to existing Lincoln Peak Treatment Plant**
- **Other utility connections (buried): propane tanks, electrical, telecommunications**

**The Board will review two matters carried over from the preliminary plan review; an agreement as to the Sugarbush Village parking lot with existing the Village Edge and Brook Building Associations and other existing business with the Sugarbush Village ; the second, final recommendation of the Warren Volunteer Fire Department.**

**On February 13th, 2012, the applicant amended the project description /application to include eight new parcels with 6 building lots(a total of 93 units), 1 Sugarbush Village Parking Lot parcel, and 1 master association lot. The Sugarbush Village Parking Lot parcel will be transferred to abutting property owners in the existing Sugarbush Village. The proposed development 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 off Sugarbush Village Drive in the Sugarbush Village Commercial (SVC) zoning district in the Town of Warren (Parcel ID#250010-& 250012). This application requires review under Article 2, Table 2.7, Article 5, Development Review, Article 6, § 6.4 Final Plan Approval, Article 7, Subdivision Standards and Article 8 Planned Unit & Residential Development review of the Warren Land Use & Development Regulations adopted in 2008 and subsequently amended by the Warren Select Board on January 10th, 2012 & effective January 31st, 2012.**

2. Other Business:

3. Development Review Board Annual Organizational Meeting

4. Sign Minutes from Development Review Board meeting of February 6<sup>th</sup>, 2012.

5. Adjourn Meeting

**Pursuant to 24 V.S.A. §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.** Plans for these projects are available for public review at the Warren Town Clerk's Office during regular office hours. If you have any questions regarding these applications/hearings, please do not hesitate to contact the Planning and Zoning Office (location of the former library) located on the first floor of the Warren Municipal Building at 42 Cemetery Road in Warren Village.