

TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING  
MONDAY JANUARY 16, 2012

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Members Present: Chris Behn, Lenord Robinson, Tom Boyle and Virginia Roth. [Peter Monte joined the meeting at 8:10 pm].

Others Present: Jim and Gale Cutchins, Barbara Brady, Mark Daly, Siobman Tully, Margo Wade, Cindy Carr, Nick Morehouse, Hardy Merrill, Art Klugo, Mark Hamelin, Win Smith, Jim Edgcomb, Jeff Schoellkopf, Dino Valadakis, Jason Lerner, Miron Malboeuf and Ruth Robbins.

Agenda: Call the meeting to order, 7:00 pm

1. Preliminary Plan Review/Conditional Use review (application 2011-15-SD/PRD/CU), Continued from December 19th, 2011 - Summit Ventures NE, LLC. Subdivision/PRD: Summit Ventures NE, LLC has submitted an application for Preliminary Plan Review. The applicant seeks approval for Phase II of the Lincoln Peak Base Area Development Project.

The applicant proposes a multi year project, which consists of eight building sites with a mix of townhouse, condominium style, and mixed-use buildings. The proposed buildings will house approximately 80 to 90 residential units. Underground parking will be provided for all new buildings. Surface parking and access drives will be shared with the adjoining Sugarbush Village and strong pedestrian connections are proposed between the existing base area and the Sugarbush Village. Additional project components include the completion of the Hotel Brook reconstruction; stormwater and utility infrastructure; Village Double lift relocation and replacement, improvements in skier traffic management at the approach to the Village Double; improvements to beginner skier terrain and children's ski school terrain; and the creation of five new parcels to accommodate the proposed buildings. Building sites and associated site improvements will be constructed in phases over several years.

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, § 6.5 Preliminary Plan Review, 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 in 2010.

2. Other Business:  
Sign Minutes from Development Review Board meeting of December 19th, 2011.

Mr. Behn called the meeting to order at 7:03 pm.

- 1) Preliminary Plan Review/Conditional Use review (application **2011-15-SD/PRD/CU**), *Continued from December 19th, 2011 - Summit Ventures NE, LLC*. Subdivision/PRD: Summit Ventures NE, LLC has submitted an application for Preliminary Plan Review. The applicant seeks approval for Phase II of the Lincoln Peak Base Area Development Project.

Mr. Behn started the hearing by saying that they needed to address some of the unresolved questions from the last meeting and then review the new materials submitted. He then turned the meeting over to Mr. Smith who introduced Mr. Klugo as a new member of the Sugarbush team in

the position of VP of Real Estate Development and then went on to summarize the current status of the project. He noted that they had done some monitoring of the Sugarbush Village parking lot over the MLK Holiday weekend, had some constructive conversations with the folks of Village Edge and have met with the Warren Fire Department.

Beginning with parking, Mr. Smith and Ms. Wade presented a revised site plan where the major change was with the location/configuration of the parking area adjacent to Sugarbush Village. Before going over the design in detail, they related the results of the monitoring they did over Christmas week as well as the recent Martin Luther King holiday weekend. Mr. Smith stated that their three highest counts of skier visits comes during the Christmas week, MLK Holiday weekend and President's week with the MLK weekend being the highest for the past couple of years. On the recent Saturday of MLK weekend, they had 7,747 skier visits which Mr. Smith noted was high as they have only had a couple of 8,000+ tallies during their ownership. The highest recorded number was 64 cars, both the upper and lower lots, at 9pm on the Saturday night of MLK weekend. The second highest was Friday Dec. 30<sup>th</sup>, also at 9pm with 61 cars. Both days had high skier visit numbers as well. In detailing the way in which they did the counts, Mr. Smith told the Board that they used signage which stated No Day Skier Parking – Village Business Parking only and then used Sugarbush Ambassadors as observers who when sighted, were a deterrent to some who did drive out. Ms Wade told the Board that when looking at the parking lot dimensions and following the zoning requirements, they could fit 85 cars though in the past they have counted up to 90 cars fitting in. Mr. Hardy noted that with better signage and the presence of enforcement, that the peak of yesteryear of 80 + cars is not happening.

Ms. Carr explained that not only did they do a straight out count at different times but in using Harwood students attempted to do some surveying of where people were going and how long they were going to be. She told the Board that her daytime numbers were consistent with those of Sugarbush but that the evening use was still a little vague. They determined that there was more rotation in the Village lot than previously thought since in the past day skiers filled the lot. With day skiers removed, cars were coming and going which made a big [positive] difference.

Mr. Smith explained that they had revisited the parking that is adjacent to Sugarbush Village. They are considering the concept of actually deeding over a portion of the parking area to a newly formed Sugarbush Village Association which would also include the bridge to the village. The association would include Village Edge and the Brook building initially said Mr. Smith. Sugarbush would no longer control the parking in this lot, Mr. Smith said, but as owners in the Brook building would be part of the association. Though Sugarbush would be building the newly configured lot, the new association would be responsible for maintenance once the lot was deeded to them. Mr. Smith went on to explain that the upper lot area which will become the circular parking area will remain under Sugarbush ownership. It is the current lower lot area which redone that they will deed over to the association.

The reconfiguration of the parking area of the proposed development was reviewed. It moves the bulk of the surface parking closer to the village and also changes the entrance, drive in, to the south. The redesign also provides for a larger circular drive/parking area, than originally proposed as well as less encroachment on Rice Brook. Mr. Smith then asked if Ms. Carr or anyone else wanted to speak about the conversations they had had regarding this new concept. Ms. Carr said that though there were some kinks to be worked out that they were basically happy with the approach. She continued to note that a key element will be an agreement for an easement for overflow parking as well as some assurances upfront regarding the deeded parking lot due to the phasing of the project. Ms. Carr said that the way it's presented now allows for short term parking for the businesses up above and assured long term parking for the residences in the lower lot. A couple other issues she noted were that the users of the bridge is broader than those who need parking therefore possibly necessitating a master association in addition to one specifically formed for the parking area. The other issue was that of the phasing of the development and how that would affect the parking and access to Sugarbush Village during

construction. Mr. Smith interjected that under Phase I that the existing parking lot essentially does not change. Ms. Carr also expressed that though parking will always be a problem in this location and is not ideal, this revised plan is vastly improved.

Mr. Behn asked that now that they have a handle on the parking flow during the day with the day skiers kept at bay, that with the peak parking numbers occurring at night is there a concern about adequate parking for the Sugarbush residential units. Mr. Smith said that there were four residential units above Village Edge and four units in the Brook building. He believed that the Brook building residents have only one car per unit. Ms. Carr said she thought that the Village Edge residents also only had one car per unit. Mr. Smith noted that at night with the skiers gone there was plenty of excess parking and also pointed out the "walkability" map they had prepared showing it was all very reasonable. Mr. Behn also asked about the change in capacity of the "heli lot" and was told that it now holds approx. 150 cars and will be reduced to 56 with the new development. Mr. Smith replied that the increase in skier visits will come from new residents which they saw with Clay Brook and any other increase in skier visits and parking demand can be handled with better management of the 22 acre lot, the lot at the Warren House, Sugarbush Inn and over at Mount Ellen. Mr. Smith added that though those back up plans seem far afield, that it is not unusual and can be found at Okemo and Stratton so patrons are accustomed to it. Mr. Behn also asked if the new Sugarbush Village parking lot was going to be paved. As to the parking area that is proposed to be deeded to SB Village, Mr. Smith said that was yet to be decided and would have to be discussed with the future owners. The upper lot would be paved but not necessarily lined – not sure. Mr. Behn expressed his opinion that there was something to be said for having lined parking spots.

Mr. Hamelin of the SE Group talked about some of the other changes/modifications that had been made. He talked about the walkways on either side of the green being widened to 12 feet, and the relocation of the entry driveway to the south of the original drive. It was noted that with this modification to the plan, one of the residential buildings has been deleted. Mr. Edgcomb told the Board that where there had been three "B" buildings, they had consolidated into one "L" shaped "B" building. The total number of units is only one less than before with the addition of units in the C1 building included in the modification. Mr. Edgcomb said they were still looking to find a way to recapture that lost unit to retain the overall density.

Mr. Schoellkopf brought the Board up to date on discussions with the Warren Fire Dept. in addressing their concerns. He reviewed the dates of correspondence and noted that three meetings have been held. He continued to say that this latest rendition had improved access with wider walkways on either side of the green; a redesigned circle at the upper lot which is larger and more capable of handling the fire vehicles; four hydrants have been proposed but they are still discussing the possibility of additional hydrants; information has been obtained from the consulting engineers regarding about water source and flow rates which were to answer the questions posed by the fire department. Mr. Schoellkopf then directed the members to the Fire Protection Narrative (dated 12/16/11) which he said outlines all the issues being dealt with. [he then read from it].

Mr. Morehouse representing the Warren Fire Department made some comments in regards to where they were in the discussion of the proposed plans by Sugarbush. He noted that a lot of good information had been shared but that the WFD ultimately wants to achieve the best way to protect life and then property. He continued to say that the very best situation was for the WFD to be able to have vehicular access around all four sides of the building. Though there is good access at many points, there still exists a situation such as in winter time where a hard packed surface may not be available and thus a side of the building is inaccessible for carrying ladders and hoses. Though the building design does allow for quick in and out, sometimes the best way is to not have to go into a building and put additional people at risk. Mr. Smith did inform Mr. Morehouse that when there is enough snow to groom on the backside of the building, it would be groomed providing a more stable surface for them to work with. Another issue Mr. Morehouse

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felt was important was that the sprinkler system, smoke alarms, CO alarms all be tied in to the master alarm system by unit number. Without the unit number, it may take too much time to identify the unit which has placed a call.

[DRB member Peter Monte arrives 8:10 pm].

The last thing Mr. Morehouse mentioned was a new item, at least to him, regarding the phasing and the condition of the road and parking area during the construction. He asked that the WFD be made aware of what the situation will look like, say in an overlay, and the estimated timeframe for each stage.

Ms. Wade then went over the recent submittals. Provided to the Board were: a technical memos regarding stormwater, water supply and wastewater; wetland and stream delineation memo from VHB – noted the improvement to the buffer from Rice Brook with this rendition; a project phasing spreadsheet which will need to be periodically updated; a economic/fiscal analysis which is similar to previous analysis and shows no negative economic impact from this project; the condominium docs are in process as well as deed(s) for the transfer of the parking area to the Sugarbush Village Association [actual name of which to be determined].

Other comments made by those in attendance was a concern that the walkways be lit, which the applicant said they would be; that the location for delivery trucks was adequate/acceptable which Mr. Valadakis said in speaking to a couple of his delivery guys was; where were dumpsters for trash to be located and the answer was that both trash and recyclables would be located in the underground parking areas and retrieved by a service; and a comment by a Village Edge resident who applauded the efforts of Mr. Smith and those representing the interests of Sugarbush Village [ Ms. Carr & Mr. Valadakis] in working together to find solutions. The village Edge resident, Mr. Daly, did say that he still had some concerns as a resident that should he come home to his unit during a busy holiday evening that he has a place to park as there is no room for error.

The Board and the applicant then discussed what was still needed and what the schedule might be moving forward. The subdivision plan needs to be finalized, the landscape plan needs to be flushed out, Mr. Monte felt the phasing needs to be clearer and a final letter from the WFD. It was thought that another Preliminary Plan hearing would be needed before a Final Plan approval is warned.

A **MOTION** was made by Mr. Monte that the Preliminary Plan review for the Sugarbush application is recessed until Monday February 6, 2012 at 7:00 pm. **SECOND** by Mr. Robinson. **VOTE:** all in favor, the motion passed.

In other business the minutes of 12/5/11 were reviewed and signed. The meeting was adjourned at 8:55 pm.

Respectfully submitted,

Ruth V. Robbins  
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

Chris Behn 03-05-2012 date  
Lenord Robinson date  
Peter Monte 3/5/12 date

Virginia Roth 3/5/2012 date  
Tom Boyle 3-5-12 date

TOWN OF WARREN, VT

Received for Record 3/7 20 12  
at 2:10 o'clock P M and Received in

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R. [Signature]  
TOWN CLERK