

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
MONDAY FEBRUARY 6, 2012

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Members Present: Peter Monte, Virginia Roth, Don Swain, Tom Boyle and Chris Behn [arrived 7:53pm].

Others Present: Stephen Reynes, Henri Borel, Cindy Carr, Jim Edgcomb, Win Smith, Margo Wade, Barbara Brady, Dino Valdakis, Art Klugo, Jeff Schoellkopf, Miron Malboeuf and Ruth Robbins.

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

- 1) Hearing:
Preliminary Plan Review/Conditional Use review (application 2011-15-SD/PRD/CU), Continued from January 16th, 2012 - 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, § 6.3 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. Monte called the meeting to order at 7:09 pm.

1. **Preliminary Plan Review/Conditional Use review (application 2011-15-SD/PRD/CU), Continued from January 16th, 2012 - 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.

Ms. Wade started the hearing by going over with the members the updated information they had received since the last meeting. She said they had "formalized" the plans they had presented at the previous meeting. In making the changes to the configuration of the parking and road in it

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created some changes to the "B" and "C" buildings. What was three buildings, B1, B2 and B3 with a total of 22 units, is now one "B" building with 18 units comprised of 16 flats and 2 townhomes. Building C1 was only 6 units but had been redesigned to accommodate 9 units giving the overall density a net loss of 1 unit with the new layout. Ms. Wade said there were no changes to any of the other buildings presented in the original plan. When asked about the number of parking spaces Ms. Wade said that there were 70 surface parking spaces, 18 short term in the upper loop area and 53 in the two lower tiers [71 spaces?] This does not include the ten surface spaces dedicated to the B and C buildings nor the underground parking for the residents noted Ms. Wade. Overall, once the entire Phase II plan is built out, there will be 98 underground garage spaces and 136 surface parking spaces [total 234].

Mr. Monte asked if this represented an increase from existing conditions. At first a precise answer was not given but the addition of space known as the "heli" lot, which has not been used in parking space counts before, seem to indicate that the number was at least the same if not a bit more than existing conditions (?). Mr. Monte asked again for what the net difference was, excluding the "heli" lot, between today and what it would be with a total build out. Ms. Wade said that the current Sugarbush Village lot had 85 spaces and going forward would have 80 spaces plus 56 underground spaces for those buildings north of the Gadd Brook giving a net increase of 51 parking spaces. Ms. Wade also directed the members to Tab 7 of their application books where they would find the overall parking information. Though the information showed that there were 2900 parking spaces resort wide, Ms. Wade said that typically they use the figure of 2200 which just includes Lincoln Peak and Mt. Ellen, not the Sugarbush Inn, Warren House or Pavilion areas.

Ms. Wade then moved on to the updated Phasing Plan which includes both a narrative and a drawn plan. She also pointed out that though they were starting with Building A that the order in which the rest of the building phases is done may not be in alpha order. Ms. Carr asked if the pedestrian walkway would be lit and was told that it would be with a combination of existing lighting that will remain in place and additional lighting. Another item the DRB had asked for was a list of specific planting materials to be used in the landscape plan. Ms. Wade informed them that that information was now listed in the most recent updated material they had received.

The next thing on the laundry list was the status of discussions with the Warren Volunteer Fire Department. Ms. Wade told the Board that the Fire Dept. had been given the updated plans but that another joint meeting was still needed. Items that they need to still resolve include the fire hydrant locations and the review by the WFD of the improvements that have been added in the latest submittal. Some of the improvements made include an increase in the walkways along the green to 12 feet and an enlargement of the upper loop making it easier for the fire dept. vehicles to maneuver. Ms. Wade also noted that the additional standpipes requested have been added to the plan. Mr. Monte said he hoped the two parties could come to a satisfactory agreement or else the DRB would hear both sides and make a decision. Mr. Monte also asked if the applicant had this level of detail on all the other buildings proposed or just this initial building "A". Mr. Schoellkopf answered that they had this level of detail with the presumption that the other buildings are of a similar type of construction with the requirements that go with them. Mr. Malboeuf pointed out that should the applicant want to get approval for all the buildings that the approval includes Conditional Use which in turn requires a zoning permit – the cost of which might be prohibited to do all up front and does have a time limit on it. Ms. Wade said that they anticipated being back in front of the DRB for each building as the market allows for them to be economically feasible to be developed.

Mrs. Roth asked if ^{five} ~~three~~ would be a requirement for the unit owners to use the underground parking and was told that it may be included in the condominium documents but that practically speaking parking underneath ones building will be the most convenient for the homeowner. Mr.

Smith also noted that though there may be those who violate the parking assignments, enforcement will be key, and it will be much better than today as it will be much better defined.

Ms. Wade then moved on to review the subdivision plan. She said that with the carve out of the parking area for the Sugarbush Village along with Buildings A, B, C1, C2, D,E [generally the footprints of the individual buildings] and the surrounding land that includes the common elements [the Master Association] of the development yields a total of eight lots. Mr. Smith noted that everything will belong to Summit Ventures until each building is built and deeded over to the unit owners and their association. The exception to that is the Sugarbush Village parking area which will be deeded over at the appropriate time said Mr. Smith. Mr. Monte asked what would be an "appropriate time"? Mr. Smith replied that it most likely would be when they got into Building B. In the meantime, a binding document will be executed that the lot will be deeded at some point in the future, a kind of Memorandum Of Understanding. Ms. Wade also noted that they would be filing the MOU with the DRB so that it will be part of the record. Ms. Carr brought up some concerns about timing – she said that the Sugarbush Village tenants Chez Henri and Dino would need good access from the lower lot with the construction of Building A; she also noted that owners and plans can change so that the timing of the parking lot being deeded over was important. Mr. Monte seemed to think that once their agreement was reached and made part of the permit that even with possible future modifications that that part of the property would be committed for your use. They both agreed however that the attorneys would have to sort it out to both parties satisfaction. Mr. Smith stated that he was committed to making it happen.

The Board then discussed what they wanted to do next – there were still some outstanding issues such as the fire Dept. requests and the formal agreement for the Sugarbush Village parking lot. Since the DRB would get another "bite of the apple" upon Final Plan review it was asked if they could at least move the process forward with a Preliminary Plan approval. After a quick review of the status of the State required permits by Ms. Wade, Mr. Monte then presented a couple of approaches the Board could take.

MOTION by Mr. Monte that the Board grants Preliminary Plan Approval subject to the following conditions: 1) submission of final plans for fire control and safety with final comments by the Warren Fire Department and 2) submission of agreement with the Sugarbush Village users of the three parking lots. SECOND by Mrs. Roth. DISCUSSION: Mr. Swain asked if there had been any specific discussion about traffic and traffic flows and general impact on intersections. Ms. Wade noted that VHB had done a traffic study which indicated that there was no significant impact or a change in the level of service upon the full build out of the project. VOTE: all in favor, the motion passed.

The Board and the applicant discussed the scheduling of a warned hearing for Final Plan Review. It was decided that the date of March 5th would be the date. The Board then reviewed and signed the minutes of December 19, 2011 and Mr. Monte adjourned the meeting at 8:33 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

TOWN OF WARREN, VT

Received for Record 3/20 2012
at 11:00 o'clock A M and Received in

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Ruth V. Robbins

TOWN CLERK

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Virginia Roth 3/19/12

Peter Monte date

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Tom Boyle 3-19-12

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