

TOWN OF WARREN
CONDITIONAL USE COMMERCIAL
PERMIT APPLICATION

Permit Application No. 2015-70-CU.ZP **Parcel ID #** 316302 & 303

Application Requirements: The applicant shall submit to the Administrative Officer, at least 15 days prior to a regularly scheduled Development Review Board meeting, a **Conditional Use** Application, and associated fee. The application shall include, with the required fee, 1 original and 5 copies of a **Conditional Use** application, and 1 original and 5 copies of the proposed sketch plan, if required, that include the information for CU applications specified in Table 5.1. Copies of the proposed sketch plan, if required, shall be 11" X 17" or smaller. Applicants are strongly urged to review the Town of Warren Land Use & Development Regulations Articles 5, *Development Review* before submitting an application.

1. Name of Landowner(s): Sugarbush Village Real Estate

Address: PO BOX 395, Warren VT 05674 Telephone: _____

2. Applicant(s), if other than Landowner: Joseph Kasper PINT GLASS BREWING COMPANY, LLC

Address: PO BOX 633, WARREN, VT 05674 Telephone: _____

3. Property Locations: 76 Sugarbush Village Drive

Zoning District: Sugarbush Village Commercial District (SVC)

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

5. Project or Development sought under **Conditional Use: Change of Use to Retail, (Retail: Premises where goods or merchandise are offered for retail sale to the general public for personal, business, or household consumption and services incidental to the sale of such goods are provided). Brewing and Selling of Home brewed Beer to be sold to the public, not to be consumed on premises**_____

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 **Conditional Use** (see Articles 5) See Conditional Use Worksheet.

9. Attach a complete sketch plan (see Table 5.1) of the project.

10. To facilitate the subdivision, **Conditional Use** approval process, the applicant should consult the any related Town of Warren Departments, if required, before the meeting with the Development Review Board.

Signature(s) of Landowner(s) of Record

Signature(s) of Applicant(s)

Fee Schedule - COMMERCIAL CONDITIONAL USE: ORIGINAL OR AMENDED \$500/EA. VADIANCE

Date Application Received: October 18, 2015

Fee Received: ck 1874 500.00

TOWN OF WARREN
PO Box 337
WARREN, VT 05674
PHONE (802) 496-2709
FAX (802) 496-2418

CONDITIONAL USE REVIEW – WORKSHEET

Parcel #:	316302 & 303
Permit #:	2015-70-CU
Date Received:	10/28/2015

Applicant: Joseph Kasper PINT GLASS BREWING COMPANY, LLC
Address: PO BOX 633, WARREN, VT 05674
Phone: 802-266-3201

Landowner: Sugarbush Village Real Estate
Address: PO BOX 395, Warren VT 05674
Phone: _____

Contact Person: Joseph Kasper PINT GLASS BREWING COMPANY, LLC
Address: PO BOX 633, WARREN, VT 05674
Address: _____
Phone: _____

Brief description of the proposed development: : Change of Use to Retail, (Retail: Premises where goods or merchandise are offered for retail sale to the general public for personal, business, or household consumption and services incidental to the sale of such goods are provided). Brewing and Selling of Home brewed Beer to be sold to the public, not to be consumed on premises. (Approved under a state permit)

Please respond to the following criteria and sub-criteria. Please attach additional pages if the space provided below is insufficient. For clarification of the following criteria, please refer to the WARREN LAND USE & DEVELOPMENT REGULATIONS, Article 5, Section 5.3 – Conditional Use Review Standards.

Section 5.3 (A) – General Standards. How does the proposed development affect the following?

(1) The capacity of existing or planned community facilities or services.

Same effect

(2) Character of the neighborhood or area affected.

Located in the Sugarbush Village & SVC District & Lincoln Peal Growth Center

(3) Traffic on roads and highways in the vicinity.

No effect

(4) Bylaws now in effect.

Retail: Premises where goods or merchandise are offered for retail sale to the general public for personal, business, or household consumption and services incidental to the sale of such goods are provided. This definition specifically excludes the retail sale of gasoline and automobiles.

(5) The utilization of renewable energy resources.

5.3 (B) – Specific Standards. Briefly address each of the following standards as they apply to the proposed development:

(1) Building Design. Existing Structure Mountainside Condo C2 & C3

(2) **Traffic Circulation & Access.** (See Section 3.1) Mountainside Drive & Sugarbush Village Drive

(3) **Bicycle & Pedestrian Access.** Sugarbush Village to Ski Are Pathway to Rice Brook, Gadd Brook & Clay Brook

(4) **Parking & Service Areas.** (See Section 3.10) Parking on Mountainside property and in the Sugarbush Village Parking Lot

Commercial/Retail Establishments

1 per 250 sq. ft. of gross floor area accessible to the public
500 sf, 2 spaces, 2 employee 2 spaced all overflow parking in
Sugarbush village parking lot

(5) **Outdoor Storage & Display.** Existing Sign at Intersection & Existing Sign on Side of Building

(6) **Landscaping & Screening.** Condo Association

(7) **Protection of Natural Resources.** (See Section 7.4) N/A

(8) **Erosion Control.** (See Sections 3.4 & 7.5) N/A

(9) **Surface Water Protection.** (See Section 3.13) Existing

(10) **Lighting.** (See Section 3.9) Existing Condo & Village Signage

(11) **Performance Standards.** (See Section 3.11) :

(7) Liquid or solid waste or refuse in excess of available capacities for proper disposal,

operation will utilize Mountain Waste Water System

(8) undue fire, safety, explosive, radioactive emission or other hazard (blasting during construction)

(C) District Standards. In addition to the above standards, please attach separate pages to respond to the following standards for proposed projects with in the specified districts. For clarification of the following criteria, please refer to the WARREN LAND USE & DEVELOPMENT REGULATIONS, Article 2 –

(1) Lincoln Peak Growth Center. (Conditional uses within the Sugarbush Village Commercial (SVC), Sugarbush Village Residential (SVR) and German Flats Commercial (GFC) Districts)

(2) Warren Village. (Conditional uses within the Warren Village Commercial (WVC) and Warren Village Historic Residential (WVR) Districts)

(3) Meadowland Overlay District. (Uses within the Meadowland Overlay (MO) District)

(4) Forest Reserve District. (Uses within the Forest Reserve (FR) District)

(D) Flood Hazard Overlay District Standards. (Uses within the Flood Hazard Overlay (FHO) District)

**Table 2.7
Sugarbush Village Commercial District (SVC)**

(A) Purpose. The purpose of the Sugarbush Village Commercial District is to encourage the development of a compact, mixed use growth center at the base of the Lincoln Peak (formerly Sugarbush South) ski area. Such development should accommodate four-season resort activities; should serve as a functional and visual extension of existing development within Sugarbush Village; and should occur in accordance with a comprehensive base area plan that establishes a clear indication of the desired and anticipated pattern of future development.

(B) Permitted Uses

(1) Accessory Use or Structure

(C) Conditional Uses

- (1) Bed & Breakfast (see Section 4.10)
- (2) Boarding House
- (3) Cultural Facility
- (4) Day Care Facility (see Section 4.5)
- (5) Duplex Dwelling
- (6) Gallery/Artist Studio
- (7) General Services
- (8) Hotel (see Section 4.10)
- (9) Indoor Recreation
- (10) Inn (see Section 4.10)
- (11) Mixed Use (see Section 4.11)

(C) Conditional Uses (continued)

- (12) Multi-Family Dwelling
- (13) Office
- (14) Outdoor Recreation Facility
- (15) Personal Service
- (16) Place of Worship (see Section 4.14)
- (17) Private Club
- (18) Public Facility (closed; see Section 4.14)
- (19) Public Facility (open; see Section 4.14)
- (20) Retail**
- (21) Restaurant
- (22) Ski Lifts
- (23) Ski Services/Facilities
- (24) Warehouse/Storage
- (25) Wastewater Treatment/Collection Facility

(D) Dimensional Standards: The following standards shall apply to all development within the Sugarbush Village Commercial District.

Minimum Lot Size :

As determined by the Development Review Board in accordance with PUD approval under Section 8.4.

Maximum Density (dwellings):

20 units/acre

Maximum Density (lodging/hotel rooms):	40 rooms/acre
Maximum TDR Density (dwellings):	30 units/acre
Maximum TDR Density (lodging/hotel rooms):	60 rooms/acre
Minimum Setbacks:	N/A
Minimum Lot Frontage:	N/A
Maximum Building Height	50 feet

(E) Supplemental Development Standards - All Uses

- (1) In addition to the procedures and standards set forth in Articles 6 and 7, all land subdivision shall be reviewed in accordance with the standards set forth in Section 8.4.
- (2) Notwithstanding the dimensional standards set forth in Subsection (D), structures in excess of the 35' height requirement, and structures located within the setback area, may be permitted as a conditional use in accordance with the procedures and standards set forth in Article 5 and Section 3.6.

Table 3.1 Minimum Off-Street Parking Requirements

Use	Parking Spaces
Bed and Breakfast	2 per dwelling unit, and 1 per lodging room
Boarding House	2 per building and 1 per boarder
Care Facilities (6 or more residents)	1 per 4 beds, and 1 per employee for the largest shift
Clubs	1 per 4 members
Commercial/Retail Establishments	1 per 250 sq. ft. of gross floor area accessible to the public 500 sf 2 spaces, Plus two employees = 2 spaces, over flow in SVP
, plus two Gas or Motor Vehicle Service Station	5 per service bay
Home Day Care	2 per dwelling unit, and 1 per additional employee
Home Occupation/Cottage Industry	2 per dwelling unit, and 1 per additional employee
Industry	1.25 per employee, for the largest shift
Lodging (hotel, motel, inn, lodge)	1 per lodging unit, and 1 per employee for the largest shift
Medical Clinics/Offices	6 per doctor or other primary professional care giver
Mixed/Multiple Use	total required per each individual use
Outdoor Recreation	1 space per every 3 patrons at capacity
Personal Services	1 per employee, and one per customer service station
Professional, Government, Business Offices	1 per 300 sq. ft. of gross floor area
Public assembly (places of worship, auditoriums, etc.)	1 per 4 seats or 200 sq. ft. of gross floor area, whichever is greater
Residential/Accessory dwelling	1 per dwelling unit
Residential/ Multi-Family	3 per every 2 dwelling units
Residential/Single or Two Family	2 per dwelling unit
Restaurants/Eating Establishments	1 per 4 seats, and 1 per employee for the largest shift
School, Child or Day Care (6 or more children)	3 spaces per 10 children enrolled at the facility
Storage, warehouses, other non-public uses	1 per 1,000 sq. ft. of gross floor area, and 1 per employee
Unspecified	As determined by the Development Review Board under conditional use review, in accordance with ITE standards

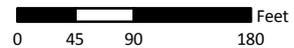


Town of Warren, VT MS C2 & c3

Disclaimer
 This map is a public resource of general information. The Town of Warren shall assume no liability for:

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
2. Any decision made or action taken or not taken by the reader in reliance upon any information or data furnished hereunder.

- Legend**
- Fences and Stone Walls**
- Other
 - Lot Line
 - Right Of Way
 - Fences
 - Gates
 - Retaining Walls
 - Trails
 - Guardrails
 - Parcel Hooks
 - Dimension Leader Lines



1 inch:147 Feet

