

# TOWN OF WARREN PUBLIC NOTICE

## Warren Development Review Board

**The Warren Development Review Board has scheduled a public hearing at 7:00 PM, Monday, February 2<sup>nd</sup>, 2015 at the Warren Municipal Building to consider the following application.**

**Application 2015-15-PUD, An amendment to 2011-15-PUD:** Summit Ventures NE, LLC (Applicant) seeks approval for the second phase of the Lincoln Peak Base Area Redevelopment Phase II Master Plan project. This next phase, called Phase IIB – Gadd Brook Residences, will be located within the Lincoln Peak Village.

The Phase II Master Plan site encompasses lands 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 Master Plan project consists of six building sites with a mix of condominium style and mixed-use buildings. The proposed buildings will house approximately 93 residential units. Underground parking will be provided for all new buildings. Surface parking and access drives will be shared with the Lincoln Peak Base Area and adjoining Sugarbush Village. Strong pedestrian connections are proposed between the existing base area and the Sugarbush Village. Additional project components include the completion of the Gadd Brook restoration (formerly Hotel Brook); the construction of stormwater, water supply, wastewater and utility infrastructure; Village Double chair 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 eight new parcels to accommodate the proposed new buildings, master association and reconfigured Sugarbush Village parking lot. Building sites and associated site improvements will be constructed in phases over several years.

Phase IIB – Gadd Brook Residences includes construction of a 16-unit full ownership condominium complex with a mix of 2, 3 and 4 bedroom units with single level (flats) and two level (townhouse) configurations. The building size is approximately 40,000 square feet with 3 and 4 stories over an underground parking garage. The building is New England vernacular clapboard style with muted colors consistent with the existing mountain village character and the planned color palate for the overall Lincoln Peak Village.

Additional project components include reconfiguration of the Sugarbush Village Drive and Sugarbush Village parking lot, construction of the "Green," site grading, installation of landscaping and site lighting, renegotiation of riparian buffer zones for Rice Brook using native tree and shrub species, construction of pedestrian sidewalks and walkways, installation of stormwater collection and treatments, connection of two new wells to the Mountain Water Company system, installation of wastewater and site utility infrastructure, and installation of way finding and project signage (including the demarcation of protected riparian buffer zones). The project also include a boundary line adjustment of the previously approve Phase II subdivision plan.

The project site is located in the Sugarbush Village Commercial District (SVR) off of Sugarbush Village Drive and is identified as parcels 250020, described as 1020.5 Acres on the 2014 Warren Grand List.

All applications will be reviewed the Warren Land Use and Development Regulations as adopted by the Warren Select Board on March 25, 2008 and last amended November 11, 2012.

**Pursuant to 24 V.S.A. §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite site to the right to take any subsequent appeal.** A project description, application materials, and site plans for this project are available for public review at the Planning and Zoning/Warren Town Clerk's Office during regular office hours. If you have any questions regarding this application/hearing, please do not hesitate to contact the Planning and Zoning Office located in the Conference Room (old library) of the Warren Municipal Building at 42 Cemetery Road in Warren Village