

**TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING  
APRIL 28, 2004**

**MEMBERS PRESENT:** David Markolf, Vice Chair, Eric Brattstrom, Chris Behn & Lenord Robinson.

**OTHERS PRESENT:** Jason Fowler, Pat Fowler, Steven Fowler, Jim Edgecomb, Jeff Schoelkopf, Bob Ackland, Jason Lisai, Malcolm Appleta, Shannon Hill, DRB/PC Assistant.

**AGENDA:**

- 1) Call meeting to Order 7:30 PM
- 2) 7:30 PM Steve Fowler & Edgecomb Design – Informal Discussion
- 3) 8:30 PM Sugarbush Inn – Informal Discussion
- 4) Other Business
  - a) Review Alta off site parking plan and sign Notice of Decision
  - b) Review and sign minutes from April 14<sup>th</sup>
  - c) Sign the Barringer/Lott Notice of Decision for an accessory dwelling

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**I. CALL TO ORDER**

Mr. Markolf called the meeting to order at 7:35 PM.

**II. ROSITA'S INFORMAL DISCUSSION**

The Fowlers, Mr. Edgecomb and Mr. Schoelkopf came before the board for an informal discussion about a change of use for the Fowler's property on the Sugarbush Access Road. The property currently has one structure, which is used for a restaurant called Rosita's.

Mr. Schoelkopf presented a site plan that showed three separate building containing a total of nine units among them. The property, including the adjoining lot to the east that has the leach field, is 2.99 acres. They explained that the Sugarbush Access Road is a 4-rod road, which makes the right of way 33' from the centerline of the road. The property is located in the Vacation Residential District.

Mr. Edgecomb explained that Sugarbush Resort has a right of way in the Southwestern corner of the property that, according to the deed, could be used for development traffic. The right of way is not for emergency access and in order to be used for development traffic it would require a person directing traffic. If Sugarbush no longer has a use for the right of way, the Fowlers would prefer to remove it from their property.

Mr. Markolf was concerned about the development of slopes in excess of 25% grade. Mr. Schoelkopf explained that the building footprints avoid slopes in excess of 25%, but that they would need to re grade the base of the slopes to enhance the drainage.

Mr. Schoelkopf explained that surface water runs through the property. He believes that it is not a natural stream and that it was created due to a change in the drainage pattern when the condominiums were built. The stream is not on the topographic map and dries up in the summer months.

The Fowlers explained that there is currently a right of way along the Sugarbush Access Road for a pedestrian path.

The board brought up the adjoining property, the Sugartree Inn's conditional use permit for a public restaurant. The Fowlers own a right of way through the property in the existing, unsafe location. In order for the adjoiners to re-locate the access they need permission from the Fowlers. The Fowlers explained that they were familiar with the situation and hoped that they would be able to use their other access exclusively for this project and give up the right of way through the Sugartree Inn property entirely.

### **III. SUGARBUSH INN INFORMAL DISCUSSION**

Mr. Lisai, Mr. Ackland and Mr. Appleta came before the board to discuss some renovations to the Sugarbush Inn on the corner of the Sugarbush Access Road and German Flats Road. Mr. Lisai explained that they are not proposing any change in use, nor does the project require any increased water or wastewater capacity. He noted that the number of units within the building will not be changing and that they will be coming into compliance with the Americans with Disabilities Act.

They are proposing the following changes:

- relocate the pool
- revamp the traffic circulation with one way traffic, maintaining the same entrance and exit
- relocate the main entrance to the building as well as the lobby within the building
- rearrange the restaurants within the building
- install an elevator to access all floors
- add a porch off of the library
- redo all of the guest rooms and bathrooms
- install a small fitness room
- improve stormwater
- install efficient utilities and appliances

**MOTION by Mr. Behn, seconded by Mr. Brattstrom, that the Development Review Board appreciates the good will effort of Summit Ventures Inc. for outlining their plans for the Sugarbush Inn. Since there is no proposed change of use or increased impact, the board does not see any reason for**

the project to require conditional use review and they refer the project to the zoning administrator for review. VOTE: unanimous; motion carried.

**IV. OTHER BUSINESS**

a) Review Alta off site parking plan and sign Notice of Decision

**MOTION by Mr. Markolf, seconded by Mr. Brattstrom, to approve of the plan for the 5 off site parking spaces for Alta employees on the Hiram Inc property on Flat Iron Road, as submitted by Jason Heroux and titled "Alta Enterprises Parking Area Option 2". VOTE: unanimous; motion carried.**

The board reviewed and signed the Notice of Decisions.

b) Review and sign minutes from April 14<sup>th</sup>

**MOTION by Mr. Behn, seconded by Mr. Markolf, to approve the minutes from March 14, 2004 as corrected/amended. VOTE: unanimous; motion carried.**

c) Sign the Barringer/Lott Notice of Decision for an accessory dwelling

The board reviewed and signed the Notice of Decisions.

**V. ADJOURNMENT**

**MOTION by Mr. Behn, seconded by Mr. Brattstrom, to adjourn the meeting. VOTE: unanimous; motion carried.**

The meeting adjourned at 9:45 PM.

Respectfully submitted,  
Shannon M. Hill  
DRB/PC Assistant

**DEVELOPMENT REVIEW BOARD**

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David Markolf (date)

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Chris Behn (date)

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Lenord Robinson (date)

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Eric Brattstrom (date)