

TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING  
WEDNESDAY FEBRUARY 8, 2006

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Members Present: Peter Monte, David Markolf, Chris Behn and Lenord Robinson

Others Present: Jason Lisai, Margo Wade, Bob Ackland, Dorothy Todd, Ron Simpson, Ron Zschaler, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order 7:00pm

- 1) Applications **#2006-1-SD**, Two lot (Minor) Subdivision. (continued from January 8th, 2006) Carol **Thompson** seeks approval to subdivide and existing 2.4 ± acres, parcel id # 005001-800 into two lots, 1.1 ± acres and 1.3 ± acre parcel, located on Sugarbush Woods Road South off the Sugarbush Access Road in the Rural Residential District. Application requires review under Article 6, (§6.3) Preliminary Plan Review, Article 7, Subdivision Standards.
- 2) **Amendments** to Applications **#2005-01-PRD & #2005-01-CU**. **Summit Ventures, Inc** seeks Development Review Board approval to amend existing permit for Building A1, Gate House, to present a revised footprint to existing Planned Residential/Planned Unit development. (Continued from January 25th, 2006) This project requires review under Article 6, Subdivision Review, Article 7, Subdivision Standards and Article 8, Planned Unit & Planned Residential Development of the Warren Land Use & Development Regulations.
- 3) Applications **#2005-13-SD, #2005-03-PRD**, Three lot (Major) Subdivision and Seven Unit Planned Residential/Planned Unit Development (continued from January 25th, 2006, Board Deliberations) Land Plan Inc, on behalf of **Mad Gap Corporation** seeks Preliminary Plan Approval to subdivide 15.75 +/- acres from an existing 134.8 ± acre parcel, Id # 003000-800, located in the Rural Residential District on the Lincoln Gap Road and VT. RT.100. This project requires review under Article 6, (§6.3) Preliminary Plan Review), Article 7, Subdivision Standards & Article 8 Planned Unit & Planned Residential Development of the Warren Land Use and Development Regulations
- 4) **Other Business:**
  - a. Review and approve Minutes from January 18th, 2006,
  - b. Buckley (#2005-93-ZP / #2006-01-CU) Decision
  - c. Sign Zimmerman (#2005-14-SD) mylar
  - d. Sign Chisel Tooth mylar
  - e. Anne Burns Sidney (#2006-02-SD) Decision
  - f. Maples amended permit decision

**1- Amendments to Applications #2005-01-PRD & #2005-01-CU. Summit Ventures, Inc**

Mr. Lisai of Sugarbush Resorts explained to the Board that they were requesting approval on some modifications to the previously approved Gate House Base Lodge (Building A1). He outlined the changes as an increase in the overall square footage from an approved 23,000 square feet to 26,000 square feet, a reduction to the building footprint with an addition of a basement level, the construction of a 400 square foot stand-alone accessory structure for skier services and minor revisions to the site grading for Building A1. Mr. Lisai stated that assuming the permits were all in place that they would commence construction mid April and be completed in December in time for the beginning of the '06-'07 ski season.

Mr. Monte asked if there would be additional parking required by the increased square footage of the building. Mr. Lisai replied that no, they had not included provisions for any additional parking as this was purely a modification to ski area operations and not a modification to capacity. Mr. Ackland added that parking was governed by the "comfortable carrying capacity" of the resort, and not dictated by seating such as you would find with a normal restaurant type situation.

Mr. Behn asked if there were any issue with this new structure that should be addressed by the Fire Department. Mr. Lisai replied that the building was fully accessible on two sides meeting code requirements, fully sprinkled, and of a steel/concrete construction.

Mr. Markolf asked where the 400 sq. ft. accessory building was going to go and what it was for. Mr. Lisai said that in assessing their inventory of buildings that they needed to find a better home for the ski demo & repair function that is currently located in the Gate House. They are still discussing the best location and size for that activity and the building is proposed as a permanent site thought that could be modified before they apply for their actual building permit.

Mr. Markolf asked about the waiver request contained in their application. Mr. Lisai said that their request was minor in nature and did not substantially change the information previously submitted thus they were asking for the requirements under Table 6.2 (A), (B), and (C) to be waived.

**MOTION** by Mr. Markolf that the Board grants the waiver request. **SECOND** by Mr. Behn.  
**VOTE:** all in favor, the motion passed.

As there was some detailed information about lighting fixtures and a lighting plan included with the application, Mr. Markolf asked if there were any issues. Mr. Malboeuf, Zoning Administrator, said he saw no issues and that the plan was adequate and conformed with the regulations. Mr. Malboeuf did bring up the issue of interim parking that has arisen with the ongoing construction. He stated that his main concern was people parking by the entrance to the parking lots and obscuring the site lines. He went on to say that this was especially a problem at the 22-acre Lot (employee lot). Both Mr. Lisai and Mr. Ackland acknowledged that they were aware of the issue and were trying to address it. Mr. Lisai said that it was a couple of employees and that once they had been towed that it seemed to remedy the situation. Mr. Malboeuf stressed that he wanted to see some better signage, even if it was temporary.

**MOTION** by Mr. Monte that the applicant installs *NO PARKING* signs for the area on either side of the entrance, which meets AOT distance standards, at any entrance to a Sugarbush parking lot from a Warren Town Road. **SECOND** by Mr. Markolf. **DISCUSSION:** Since this won't be in effect until around April 1<sup>st</sup>, and weather makes it difficult to put in permanent signs, it is the intent of the applicant that temporary signs will be put up as soon as possible. **VOTE:** all in favor, the motion passed.

Mr. Zschaler asked the applicant about some Jersey barriers that had been removed from the Sugarbush Village parking area and wondered if they were going to be replaced. Mr. Lisai said that yes, they had moved a couple of the barriers for use elsewhere. Mr. Zschaler stated that it was his hope that they would be returned as they had a positive effect on the parking situation in that lot. Mr. Lisai said he would look at the situation tomorrow. Mr. Zschaler also commented that the "No Day Skier" signs were very small and thus easily overlooked. Mr. Lisai said that the signs were there as agreed but that they could look at improving them.

**MOTION** by Mr. Monte that the Board finds the requested amendment does not alter the findings of compliance with *Article 6, Subdivision Review, Article 7, Subdivision Review or Article 8, Planned Residential Development & Planned Unit Development* from the original decision. All other Findings of Fact and Conclusions of Law, Notice of Decision & Conditions from the original permit shall remain in effect unless otherwise stated in the subsequent executed amendment. **SECOND** by Mr. Markolf. **VOTE:** all in favor, the motion passed.

**MOTION** by Mr. Monte that the Board approves the requested design and layout changes to the Gate House Lodge (Building A1) as presented by the applicant. **SECOND** by Mr. Behn. **VOTE:** all in favor, the motion passes.

2- Applications #2005-13-SD, #2005-03-PRD Land Plan Inc, on behalf of Mad Gap Corporation.

Mr. Monte began the hearing by stating that the purpose of the discussion for this evening was for the Board to determine whether or not the application satisfied the requirements of *Section 8.3 Planned Residential Developments, (D) Rural Hamlet Standards, (2) Farmstead Cluster*. The Board reviewed the Covenants that had been drafted for the project that address the Farmstead Cluster issue by requiring architectural design approval based on certain traditional styles, roof pitch, exterior colors and siding elements. The applicant had submitted actual drawings of the different design styles since the last meeting for the Board to look over. Mr. Monte commented that the architectural review may help in maintaining a similarity in the look of the buildings but wouldn't address a "variety of building scales". The fact that outbuildings, such as sheds, may be constructed, may or may not help on that issue. He continued to say that other than no assured variety that all the other specific requirements seem to be met. Mr. Behn stated that he felt that even if it wasn't "exact" that it met the intent of the regulation. Mr. Markolf felt that they didn't need to go as far as they had with the drawings of the different architectural styles and such. He suggested that it could be done in a simpler fashion by just designating a roof pitch, exterior siding materials and exterior colors.

**MOTION** by Mr. Markolf that the applicant amend their covenants in section C. *Architectural Design Approval* to delete the reference to specific traditional styles of "Cape", "Saltbox", Dutch Colonial", "Federal", "Georgian", "Greek Revival", "Victorian", "Shingle Style", and "Colonial Revival" and to also delete "Illustrations of the above referenced "traditional" styles area available from the Grantor. In addition the following should be added: The exterior siding materials shall be predominately a natural (painted or stained) wood material. **SECOND** by Mr. Robinson. **VOTE:** all in favor except Mr. Monte who abstained. The motion passed.

**MOTION** by Mr. Markolf that the Board finds the application in compliance with § 8.3 (D) (2). **SECOND** by Mr. Robinson. **VOTE:** Yea: Mr. Markolf, Mr. Behn and Mr. Robinson. Nay: Mr. Monte. The motion passed three to one.

MS. Todd asked if there had been any changes to the site plan since the last meeting that would affect her spring. It was brought to her attention that the wastewater system had been consolidated and that her spring was not in jeopardy.

Mr. Markolf asked if the addition of the third lot, eighth building, had been warned. Staff said they believed it had been included but would double check. Mr. Monte asked the applicant to send out a "courtesy" letter to the abutters letting them know of the change from the original plan.

**MOTION** by Mr. Monte that the hearing for this application be continued until February 22, 2006 at 7 pm. **SECOND** by Mr. Markolf. **VOTE:** all in favor, the motion passed.

3- In **OTHER BUSINESS** the Board reviewed and signed the minutes from January 18th, 2006, decisions for Buckley (#2005-93-ZP / #2006-01-CU), Anne Burns Sidney (#2006-02-SD) and Maples amended permit. Two mylars were also signed: Zimmerman (#2005-14-SD) and Chisel Tooth Subdivision.

The meeting was adjourned at 8:55 pm.

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TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING - 2/8/06

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Respectfully submitted,

Ruth V. Robbins  
DRB/PC Assistant

Development Review Board

*Peter Monte* 2/22/06  
Peter Monte date

*David Markolf* 2/22/06  
David Markolf date

Lenord Robinson date

*Chris Behn* 02-22-06  
Chris Behn date

TOWN OF WARREN, VT  
Received for Record Feb 23 2006  
at 11 o'clock A M and Received in  
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*Robert Don*  
TOWN CLERK