TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
WEDNESDAY DECEMBER 3, 2008

Members Present: Peter Monte, David Markolf, Jeff Schoellkopf, Lenord Robinson and Chris Behn (arr. 7:52).

Others Present: Shelia Getzinger, Dino Valadakis, Ron Zschaler, Donarae Cook, Adam Cook, Chris Kathan, Julie Beth Hinds, Jason Lisai, Win Smith, Margo Wade, Rebecca Peatman, Rose Marie Peatman, William Peatman, David Blythe, Miron Malboeuf and Ruth Robbins.

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

Hearings

1- **Application 2008-13-SD/PRD, Subdivision/PRD Amendment: 2008-13-CU,**Conditional Use Sketch Plan Review: **Summit Ventures NE LLC(dba Sugarbush Resort)** requests permission to amend approved permits as follows: The Lincoln Peak Base Area Redevelopment – Phase 1B and Phase 1C application is submitted as an amendment to permit #2005-01-PUD & #2005-01-CU issued by the Town of Warren Development Review Board on May 13, 2005 and amended September 21, 2005. To date, Sugarbush has completed construction of all buildings, infrastructure and site work associated with these approvals with the exception of the following: a 45,000 square foot skier services building (Family Center/Building A4)-, a 39 unit building (B1 Building), and relocation and replacement of the village lift and surface lifts. The Phase 1B and Phase 1C project described in this application will substantially complete the buildings and services permitted in the past approvals. This project, located in the Sugarbush Village Commercial District (Parcel ID#25010-& 250012) requires review under Article 6, § 6.2 Sketch Plan Review. Waiver Request: Pursuant to Section 6.1(E), the Applicant respectfully requests a waiver of the requirement to submit the names and addresses of adjoining property owners, and evidence of written notification to abutters, for this sketch plan review. This material and evidence of delivery will be provided for Preliminary Plan Review of the Warren Land Use and Development Regulations.

2- **Application, 2008-07-SD**: Two Lot Minor Subdivision, Sketch Plan Review –119 Potato Lane in the Rural Residential District: The applicant, Donarae **Cook** requests a Sketch Plan Review Hearing for a proposed two lot subdivision oh her property(Parcel ID 009008-230) in the Rural Residential District This application requires review under Article 2 (Table 2.2) Rural Residential District; Article 6(Subdivision Review), §6.2 (E), Sketch Plan Review, and Article 7, Subdivision Standards of the Warren Land Use and Development Regulations.

TOWN OF WARREN, VT
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at 11:45 o'clock A M and Received in
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TOWN CLERK

Other Business
a) Review and sign minutes from 11/19/08,
b) Decision Town of Warren Conditional Use
c) Go over January 2009 Schedules

Mr. Monte called the meeting to order at 7:04 pm.

1) **Application 2008-13-SD/PRD, Subdivision/PRD Amendment: 2008-13-CU,** Conditional Use Sketch Plan Review: **Summit Ventures NE LLC (dba Sugarbush Resort)** requests permission to amend approved permits as follows:
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Mr. Lisai of Sugarbush Resorts began the presentation to the DRB outlining what they had planned for the next phase of development. They are asking to have part of what had been originally approved [know as the Lincoln Peak Base Area Redevelopment Project approved in 2005] amended to allow for these changes. The original Family Center, Bldg. A4, is now proposed as three (3) smaller buildings to house skier services and is referred to as 1B. It is the resort's intention, conditioned on receipt of required permits, to begin development of the 1B phase in the Spring of 2009.

The first of the three buildings in 1B will house the Adult Ski School , equipment rental and repair shop, lift ticket/season pass office, coffee shop, public rest rooms, retail space and ski school related functions. Mr. Lisai said this would be a two-story building with 14,800 gross square feet, 12,800 net square feet. The second building would be the Children's Ski School which will be housed in a three story building, the third level set aside for two residential units. The Children's Ski School building is planned to be an 18,000 gross square foot building, with 15,600 net square footage. Mr. Lisai also noted that improvements were planned for improvements to the intermediate and beginner terrain that lies above the proposed ski school buildings. The third building is called the Discovery Center and is planned as a two story building that will house general resort information and real estate sales for the resort. This building is expected to be 1600 gross square feet and 1400 net square feet. Mr. Lisai noted that the original A4 building was planned at approx. 45,000 square feet, larger than the sum of the three proposed structures.

Mr. Monte asked Mr. Lisai what the total number of residential units was going to be. Mr. Lisai explained that carrying forward from previous permits they were allowed a total of 140 units, 61 having been created with the building of Clay Brook. What they are proposing would not exceed the original total approved of 140 units. Mr. Markolf asked for clarification of the phasing. Mr. Lisai said it was their hope to construct 1B along with the regrading of the intermediate and beginner slope area in 2009 and that the additional residential units, referred to as 1C would be tentatively scheduled for 2010/2011 along with the ski lift work. Mr. Smith emphasized that 1C would be very much dependent on the economic cycle as to the demand for more residential units. Mr. Schoellkopf asked about the requirement regarding the restoration of Hotel Brook. Mr. Lisai said that they were approx. 45% done and that they would continue the restoration as their permits from ANR require moving forward. Mr. Monte asked about the availability of a second access to the mountain past the Racquet Club area. Mr. Lisai said that they would address some of the technical elements later in the presentation but that they would be relying on the previous findings with the traffic study that was done which indicated that one access point was adequate.

Mr. Lisai then walked the Board through the elevation drawings of the three buildings explaining what activity would be taking place, access and relationship to the surroundings. Phase 1C which is entirely residential will consist of two buildings, one with an estimated 27 units, the other with 45 units. Drop off sites were discussed as well as desired access for fire department vehicles, and location for a fire hydrant.

Phase 1C will have one underground parking area that will run underneath the two proposed residential buildings. Currently they have planned for an equal number of parking spaces as the total number of units. Mr. Kathan, Fire Chief, noted that with one garage, if anything occurred in the garage, they would have to protect two buildings above, versus just one if there were separate garages per building. The question was asked if there would be a restaurant in 1C, and Mr. Smith said that the economics at this time did not warrant a restaurant and that they wanted more sales capacity in that location.

The question was asked as to where the day skier parking would be relocated that would be eliminated by the construction of the Phase 1C buildings. Mr. Lisai noted that when they got to that point they would probably have to build more parking and that they could be more efficient with the use of the 22-acre lot parking. Mr. Lisai also said they would be doing a parking lot count. There will be no loss of existing parking with the development of Phase 1B and only some reduction with the second part of Phase 1C. He also noted that it was their hope to convert some of the day skiers to resident users. Mr. Monte asked how these changes would alter what was originally approved as far as parking was concerned and was told that there would be a slight decrease in parking [day skier} from what was originally called for though there will be an increase in underground parking.

Mr. Smith then made a brief presentation about what they had planned. He said it had become necessary in order to remain economically sustainable to develop a bigger bed base while also providing the quality that the quests are expecting such as slope side convenience. He said that their plan was to create an authentic Vermont look and feel, to tie into the village and create a true four season resort. As they move forward with their development, Mr. Smith stated that they wanted to compliment the valley and the village and not compete or take away from those areas. For example, they would not build a restaurant just for the sake of putting in a restaurant unless they felt a need was not being met. Mr. Smith noted that there were some people who once they arrived at the mountain did not want to get back in their cars, while others enjoyed the total valley experience. Though the actual configuration of 1C as to the number of bedrooms was yet to be finalized, Mr. Smith said that the current market demand consisted of 35 to 50 year olds with a couple of children, thus a stronger demand for two and three bedroom units.

Mr. Markolf asked what the plans were for the Valley House. Mr. Smith said that at one time it seemed like a good idea to take it down, but now there seems to be a need for it especially during heavy traffic times like weekends and holidays. Mr. Lisai added that since they eliminated the original plan of a cafeteria in Phase 1B, the additional seating in the Valley House should be retained.

Ms. Hinds of VHB Pioneer went through the technical changes regarding the Water Quality Restoration Plan (for Rice Brook and Clay Brook), Stormwater plan, wetland impact, wastewater system particulars and traffic update. Both Clay Brook and Rice Brook are on the State's impaired water list but have been improved greatly with the possibility of one of the steams coming off the list son. The overall impact on the wetlands has decreased as the development plans have changed from the Grand Summit plans to the current development. The moving of the Village Chair lift will also benefit the surrounding water quality. The current wastewater permits will be updated to reflect where the new flows will be going. Ms. Hinds noted that when they get to Phase 1C that an additional new water source will need to be found. There will be a complete update of the traffic study done by RSD. The original study done for the Summit Hotel plans cast a very wide net geographically. Since then the study has been drawn in to a smaller focus. For Phase 1B the study focuses on all the Valley intersections as well as a complete parking lot count. Mr. Smith noted that in the past [late 80's] Sugarbush has had over 400,000 skier visits whereas last year the total was 315,000 with 55% of that being season pass holders. Ms. Hinds also told the DRB that energy audits were also being updated and they had met with the MRVPD and were awaiting their feedback.

Mr. Lisai summed up by asking the Board for ultimately a full approval for Phase 1B and a minimum of a Building Envelope/foundation plan approval for Phase 1C. What that would leave 'open" would be the details of the site work and final elevations for Phase 1C, water supply for 1C, final grading and erosion control plans. Mr. Lisai said that in all likelihood, full elevation plans for 1C would be available sooner versus later and Mr. Behn asked if they would still be valid a year or so from now. Mr. Lisai said it was dependent on the market conditions at the time, so yes, they could change. Mr. Smith said they had Claybrook 80% sold and that once the market turned, hopefully by late next year, they would look to have 50 % of 1C pre-sold before construction.

Mr. Monte asked the Board for what they felt needed to be addressed. He added that one item was for the Fire Department and Sugarbush to continue their conversation about any issues that were pending. Mr. Monte (and Mr. Lisai) also summarized some of the changes: the original Family Center was one building of approx. 45,000 sq. ft where now they were proposing three buildings totaling approx. 34,000 sq. feet that also included a residential 2-unit component; after 1C was complete there would be a lost of approx. 40 to 50 parking spaces; grading and pedestrian access is changing, and the beginner slope will be relocated as will the Village Lift.

Mr. Zschaler noted that though he liked the relocation of the Village Chair lift that it would also most likely put more pressure on the village parking lot. Mr. Monte asked how the Village lot has been since the opening of Claybrook. Mr. Zschaler said his office had since moved further away so he didn't see the lot as he used to. However, he did note that the lack of jersey barriers was an issue.

Mr. Markolf asked what the schedule going forward was. Ms. Wade said that she expected to have the materials ready by Dec. 16th / 17th / 18th. Mr. Malboeuf said that would work for a January 7th meeting, anything later would move the meeting to January 21st. Depending on how Preliminary Plan review goes in January, then Final Plan review/approval could be potentially accomplished in February. Mr. Schoellkopf asked if they could see a rendering that showed the elevations and scale as the buildings related to one another. Mr. Malboeuf suggested that they might want to meet (as a courtesy) with the new Public Works Director, Barry Simpson. When asked about any proposed changes to the four-way intersection, the reply was that there was no need to make any changes based on the traffic data supplied to date.

Mr. Malboeuf also asked for an updated subdivision plat. Ms. Wade also noted that the parcel that was formed for the Lodge proposal still existed on paper and should be dissolved. She also asked for clarification on required abutter notification. Specifically, she wanted to know if past practice of notifying condo association presidents and management companies was sufficient. Mr. Markolf asked about other "conceptual" locations for possible development and Mr. Lisai said they would indicate that as they have in the past.

MOTION by Mr. Monte to waive notice for sketch plan review. **SECOND** by Mr. Markolf. **VOTE**: all in favor, the motion passed.

2) **Application, 2008-07-SD**: Two Lot Minor Subdivision, Sketch Plan Review –119 Potato Lane in the Rural Residential District: The applicant, Donarae Cook requests a Sketch Plan Review Hearing for a proposed two lot subdivision oh her property (Parcel ID 009008-230) in the Rural Residential District.

Atty. Getzinger representing the applicant outlined for the Board the proposed 2-lot subdivision. She pointed out that there were two proposals offered and after some discussion, the Board concurred that option #2 was preferable. Also noted was that preliminary investigation shoed that there would be adequate wastewater capacity for a second residential lot. Ms. Cook plans on staying in her home on approx. 2.5 acres and offering the newly created lot of approx. 1 acre for sale.

Discussion turned to the road that would be put in for access to the second lot, whether it met frontage requirements, and that a road maintenance agreement would be necessary that also provided for attorneys fees. Some conversation took place about the history of how the road maintenance had been handled and Mr. Peatman then brought up that another neighbor, the Kidder's who also share in the road maintenance, were not in favor in any changes. Ms. Getzinger said she did not know what information they had as with this only being sketch plan

that they had not received any information on the project as of yet. Mr. Peatman said he wanted it to be very clear that he was not in favor of any subdivision as he felt it would be an overburden to the existing road without some significant improvements to it. Mrs. Peatman added that it would invade their privacy, make it less quiet and disturb their view.

Mr. Monte said they would conduct a site visit, take into account their concerns and the character of the neighborhood, but that they also had to work with what was allowed or not allowed under the ordinance. Mr. Robinson added that this situation looks a lot like what his road is like and that he thought it could work. Ms. Getzinger offered to Mr. Peatman to discuss things like screening and the such that might help mitigate his concerns. Mr. Peatman very nicely said he did not want the subdivision to take place.

The Board agreed to a site visit on January 30th and the next hearing for February 4th. They also asked the applicant to supply a site plan that showed a proposed well and septic location as well as building envelopes for both lots. It was also requested that they supply an estmate of the cost to improve the current road.

3) Other business

The Board reviewed and signed the minutes of November 19, 2008 and the Conditional Use permit for the Blair House for the Town of Warren. The next scheduled meeting of the DRB is for Wednesday January 7, 2009 at 7pm.

Mr. Monte adjourned the meeting at 9:52 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

1-7-09
Peter Monte date

01-07-2008
Chris Behn date

1/7/09
David Markolf date

Jeff Schoellkopf date

1/7/09
Lenord Robinson date