

TOWN OF WARREN PUBLIC NOTICE

Warren Development Review Board

The Warren Development Review Board has scheduled public hearings at 7:00 PM, Wednesday, December 3rd, 2008 at the Warren Municipal Building to consider the following matter.

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.

The redevelopment of the Lincoln Peak Base Area has been through three primary permitting iterations. In the late 1990s the previous owner of Sugarbush Resort, American Skiing Company (ASC), proposed and permitted the Grand Summit Hotel. The Grand Summit Hotel was not constructed. In 2003, Summit Ventures NE, LLC, ASC's successor, and current owner of the resort proposed and permitted the Lodge at Lincoln Peak effectively superseding and/or amending the Grand Summit permits. The Lodge at Lincoln Peak was not constructed. In 2005 Summit Ventures NE LLC proposed and permitted the Lincoln Peak Base Area Redevelopment Project, of which Phase 1A has been constructed. All of the above referenced projects have contemplated similar if not the same use capacities (residential units/pillows, parking spaces, restaurant seats, conference seats, etc). A complete project comparison, in spreadsheet form, will be provided during the Preliminary Plan Review stage of the local review process

Phase 1B proposes to replace the previously permitted Family Center (Building A4) with three smaller buildings housing skier services functions. The three buildings will be the Children's Ski School Building, the Adult Ski School and Rental Building, and the Discovery Center Building. The revised proposal will total 32,000 square feet for all three buildings, which is a reduction from the 45,000 square feet approved for the Family Center. Once these three buildings are constructed, all buildings associated with the Interim Village, as approved under the September 21, 2005 permit amendment, will be removed.

The **Children's Ski School** is planned as a three-story building of approximately 14,000 square feet. ~~and~~ It will house children's ski school programs for children ages 3 through 12 years (micro, mini and sugar bear programs), ski school related support functions, staff lockers, rest rooms (public and program/private), food service and food storage areas, and -approximately 4,600- square feet of residential -space on the third floor.

The **Adult Ski School and Rental Building** is planned as a two-story building of approximately 12,000 square feet. ~~It and~~ will house ticket and season pass functions, a coffee shop, adult/private ski school and ski school related support functions, staff lockers, rest rooms (public), the rental and repair shop, and retail space

The **Discovery Center** is planned as a two-story building of approximately 1,100 square feet and will house a general resort information area and the real estate sales center for resort development.

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Site improvements associated with these three new buildings will include plaza areas, landscaping, stonework, and utility connections to existing main lines. The construction schedule for Phase 1B will be from April 15, 2009 to December 15, 2009. Final landscaping is to be completed by July 15, 2010.

Phase 1C contemplates replacing Building B1, which received foot print approval on May 13, 2005, with a residential building or cluster of buildings housing up to 78 condominium units, underground parking, and a restaurant. This building, or cluster of buildings, will most likely be constructed in several stages over a few years, as dictated by market demand. Creation of a new subdivided parcel is anticipated as part of this work. Phase 1C also includes realignment and replacement of the Village Chair, associated beginner trail improvements, realignment of the children's ski school beginner terrain, and completion of the last segment of the Hotel Brook restoration project.

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 adjoining owners, 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. Applications, 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 on 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.

Pursuant to 24 V.S.A. §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal. Plans for these projects are available for public review at the Warren Town Clerk's Office during regular office hours. If you have any questions regarding these applications/hearings, please do not hesitate to contact the Planning and Zoning Office located in the second floor of the Warren Municipal Building at 42 Cemetery Road in Warren Village.

Submitted via E-mail to the Valley Reporter November 11th, 2008 to run Thursday November 13th, 2008,

Submitted via E-mail to the town Tuesday, November 12, 2008, Applicant(s) November 12, 2008, Adjoining Prop Web, 11/12/08 CVRPC Post MB 11/20/08 Post WPO, Warren Store, Paradise Deli, 11/20/08

12.03.08_2008-13-SD.PRD.SketchPlan_2008-13-CU.Amendment to existing Permitsn_.2008-07-SD.SketchPlan.Cook.Donnarae009008-230.doc