

Members Present: Craig Klofach, Mike Ketchel, Randy Graves, Jim Sanford, Mike Bridgewater and Camilla Behn.

Others Present: Eric Brattstrom, Dotty Kyle, Hardy Merrill, Margo Wade and Ruth Robbins.

Agenda: Call meeting to order, 7:30 pm

1. Opportunity for Public Comment 7:30 - 7:45.
2. Margo Wade, Sugarbush Resort Director of Planning & Regulatory Compliance – Proposed parking Lot, Replacement of Valley House Lift and revisions to base area master plan.
3. Suggestions for increased focus on Town of Warren plan & ordinances relative to Green Infrastructure/Low-Impact Development
4. Town Plan Chapter 5 – Public Comment & Outreach
5. Review & sign minutes from April 14th, 2014
6. Other & New business:

Mr. Klofach called the meeting to order at 7:32 pm. He began the meeting by welcoming Ms. Behn who is expected to be confirmed by the Select Board the next night to fill the vacancy left by Ms. Miserendino.

Asking if there was any public comment, Ms. Kyle spoke about a grant that had been extended regarding electric vehicle charging stations. She said that Ms. Cox had emailed Mr. Malboeuf and wanted to make sure he had gotten it. There was some discussion as to whether or not the deadline had past, and staff did note that they believed Mr. Malboeuf had gotten the email.

The next item on the agenda was a presentation by Ms. Wade and Mr. Merrill regarding Sugarbush Resort's plan to add a new parking lot. Ms. Wade said that they were preparing an application to Act 250 as well as the Warren DRB for a 470 car parking lot on the parcel where the former Warren House Restaurant (aka Rupert's) was located. Though they have plans for a lot to accommodate 470 cars, she added that they may decide to build the lot in phases though Mr. Merrill was hoping they could do it all at once. Ms. Wade pointed out that at some point the parking are known as the "heli lot" would be built on and that spaces for approx. 180 cars would need to be provided for. She continued to tell the PC that the lot surface would be gravel and for those who might remember, this lot plan is similar to one proposed during the Grand Summit Hotel permit process. Mr. Merrill told the PC that this [the construction of a new parking lot] was not in response to the traffic issues they experienced this past season – that was not due to a lack of parking but rather their traffic management, an issue they are working on. The addition of another parking lot is mainly for the eventual building over of the heli-lot and the anticipation of continued growth. Ms. Wade also explained to the Commission that there would be a 75 foot buffer between the proposed lot and the Access Road which is the case on the other side of the road as well. They will retain the deciduous trees that are there and are considering the addition of some evergreens to aid in winter-time screening. The existing pedestrian path will be extended to

0044200

the eastern drive and will be maintained at least to the upper edge of the new lot during the winter months. Ms. Wade also noted that there was a recreation path that would be located along the south side of the lot. She wrapped up by saying that they were in the process of applying for an operational stormwater permit and a zoning permit from the Town. The PC members having asked questions during the presentation had no further comments and indicated they saw no problem with the project as proposed.

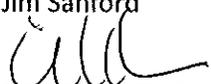
The PC also asked Ms. Wade and Mr. Merrill about other projects at the resort. Ms. Wade said that in order for the next phase of Rice Brook to go forward that they needed to find additional water sources which they had been working on. It is possible, but not definite, they may be able to think about moving forward next year, but only a maybe at this time. One thing they do have on their schedule for next year is plans to change the Valley House chairlift. It will remain in its existing alignment but will increase from a double chair to a quad. They already have the "ok" from the Forest Service.

Item # 3 of the agenda regarding green infrastructure was tabled until the next meeting. The PC members then briefly discussed how to get the conversation about wind energy to take place during their meetings as well as in the local paper. It was suggested that an invitation to Mr. and Mrs. Schipa who have been most vocal about the PC's discussions about wind be asked if they would like to come to a meeting to have an open conversation about the topic. Mr. Ketchel said he had reached out to him previously but would do so again.

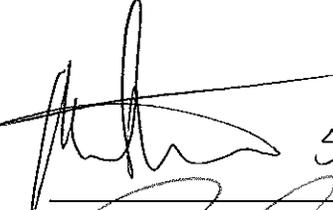
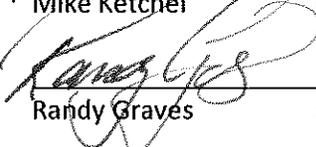
The members reviewed and signed the minutes of the previous meeting. In looking forward the second normally scheduled meeting would land on Memorial Day. The members decided to move the meeting to the following evening, Tuesday May 27th, and hold the meeting in the Town clerk's office as the Select Board will be meeting that night in the Municipal Meeting room.

The meeting was adjourned at 9:11 pm.

Respectfully Submitted,
Ruth V. Robbins
DRB/PC Assistant
Planning Commission

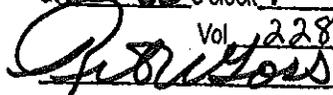
Jim Sanford date
 5/12/14
Craig Klofach date

Mike Bridgewater date

 5/12/14
Mike Ketchel date
 05/12/14
Randy Graves date
 5/12/14
Camilla Behn date

TOWN OF WARREN, VT

Received for Record 5/13 2014
at 12:50 o'clock P M and Received in
Vol. 228 Page 441-442


TOWN CLERK

VT Property Transfer Tax Return # _____