

Town of Warren
Planning Commission
Minutes of Meeting
Monday January 26, 2015

Members Present: Mike Ketchel, Randy Graves, Jim Sanford and Dan Raddock.
Others Present: Margo Wade, Jim Westhelle, Jim Edgcomb, Miron Malboeuf and Ruth Robbins.
Agenda: Call meeting to order, 7:30 pm.

- 1) Opportunity for Public Comment 7:30 - 7:45
- 2) Summit Ventures NE, LLC, Margo Wade, Phase IIB - Gadd Brook Residences, will be located within the Lincoln Peak Village. Second phase of the Lincoln Peak Base Area Redevelopment Phase II Master Plan project.
- 3) Town Plan, Chapter 5, Review revised language from the December 8th, 2014 meeting
- 4) Planning Commission Annual Report
- 5) Update on funding and implementation the Warren Village Main Street Improvement Project.(V-DAT)
- 6) Review & sign minutes December 8th, 2014
- 7) Other & New business:

Mr. Ketchel called the meeting to order at 7:36 pm.

With no public comments, the first item was a presentation by Sugarbush employee Margo Wade on the next phase of the resort's Base Area Redevelopment project. The new project, named Gadd Brook Slopeside, will consist of 16 whole ownership condominiums with 11 two-story units and 5 single level units. The units will range from 1500 square feet to 2500 square feet. Like Rice Brook, there will be underground parking (16) as well as surface parking spaces (12). Also part of this phase of development will be the reconfiguration of the Sugarbush Village parking lot and the restoration of the Rice Brook buffer on the south side. Ms. Wade noted that they were going to have to be careful of the timing and way in which the Sugarbush Village lot was done so as to minimize the impact on both the access to Rice Brook Residences and the businesses in Sugarbush Village.

The members brought up such questions/issues such as whether or not the storm water design would utilize any "green infrastructure" as is being advocated by the state. Ms. Wade said that the storm water system was approved back in 2005 and there did not seem to be an opportunity for incorporating any green concepts at this time especially but maybe in the future phases. Another inquiry was an aesthetic one about the scale of one side of the structure and if something architecturally couldn't be

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done to break up the apparent massiveness. Mr. Edgcomb, one of the architects on this project replied that they had kept the number/size of the windows within a certain standard set for maximum energy efficiency. Comment was also made regarding the use of domestic water for the sprinkler systems when extending and using the snowmaking water line might be a better avenue for firefighting purposes. Ms. Wade also noted that the summer project of adding a new parking lot (Lot F) ran behind so that it is only about 80% done with the lighting also not being completed.

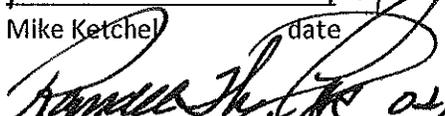
The PC then looked at the Annual Report and reviewed and signed the minutes from the last meeting [12/8/14]. The review of Chapter 5 of the Town Plan was continued to the next meeting. A discussion ensued about the status of the V-Dat project in Warren Village which was recently awarded a grant to help finance the proposed improvements. Several members were a little taken aback as they felt a final "approval" to go forward had not taken place. There was concern expressed that should the project commence that several local residents would be up in arms at what was taking place. Vice Chair Ketchel said he would look into the PC having an opportunity to look closer at the details, make suggestions for improvements/changes and to attempt to raise public awareness.

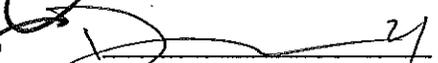
The meeting was adjourned at 9:27 pm. The next meeting of the Planning Commission is on Monday February 9, 2015 beginning at 7:30 pm.

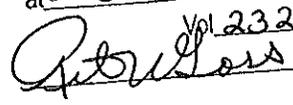
Respectfully Submitted,
Ruth V. Robbins
DRB/PC Assistant
Planning Commission

 2/9/15
Mike Ketchel date

 2.9.15
Jim Sanford date

 02/09/15
Randy Graves date

 2/9/15
Dan Raddock date

TOWN OF WARREN, VT
Received for Record 2/10 2015
at 2:35 o'clock P M and Received in
Vol 232 Page 271-272

TOWN CLERK
VT Property Transfer Tax Return #