

TOWN OF WARREN

MUNICIPAL BUILDING
PO BOX 337
Warren, Vermont
05674-0337

Office of Planning & Zoning

802-496-2709, ext 28

July 13, 2011

Dear Member of the Development Review Board:

MODIFICATION to Sugarbush Mountain Bike Terrain Park:

Application, 2011-09-CU-AR: Amendment to Conditional Use approval 2007-04-CU issued June 20th, 2007;

"Summit Ventures NE LLC (dba Sugarbush Resort) seeks Conditional Use approval to add additional new mountain bike trails, a disc golf course and a zip line to the existing Mountain Recreation Center that offers hiking and lift access at the Lincoln Peak Base area.

Findings of Fact and Conclusions of Law:

*1. In addition to a completed application the applicant also submitted a project narrative, site location map, existing conditions map, summer programming map, **examples of terrain parks**, abutter letter and certificate of service, and a copy of the 1998 Planning Commission decision of approval for the BMX Park. This is located in the Sugarbush Village Commercial and Sugarbush Village Residential Districts".*

The applicant, Summit Ventures NE, LLC. Seeks administrative review to relocate the beginner portions of the existing mountain bike terrain park features to a new location adjacent to the Sugarbush Village Lot. This will be reviewed as an amendment to their Conditional Use Permit, issued by the DRB on June 20th, 2007 (**SUMMIT VENTURES NE LLC #2007-04-CU**). The purpose stated in the applicants request is;

The beginner mountain bike skills park will be a single track mountain bike trail loop that runs from the plaza between the Farmhouse and Schoolhouse buildings across the ski trails Easy Rider and In Road down to and across the Heli lot and back up to the Farmhouse plaza along the northern side of the Schoolhouse. Currently all terrain park features are located at the base of the Gondolier trail. Separating the advanced and teaching terrain features will improve rider safety, terrain access for beginners, and provide a better riding area for new and learning riders. The track will be constructed by removing the vegetation within trail tread and installing drainage and erosion control. Dirt from the parks current location will be moved for the burned turns and "rollers". An oval track approximately 30' by 20' will be constructed in the Heli Jot. The purpose of this section of trail is to provide beginners an introduction to what can be found on trails on the mountain and allow practice in an **easier** environment.

This application requires review under Article 2, *Zoning Districts & District Standards*, Table 2.7, *Sugarbush Village Commercial District* and Article 5, *Development Review*, and Article 9, Section 9.8 (F) *Administrative Review*, of the Warren Land Use and Development Regulations.

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The administrative review will not create any new structures and there will be no change to any of the original conditions and findings of fact:

Findings of Fact and Conclusions of Law of 2007-04-CU:

1. *In addition to a completed application the applicant also submitted a project narrative, site location map, existing conditions map, summer programming map, examples of terrain parks, abutter letter and certificate of service, and a copy of the 1998 Planning Commission decision of approval for the BMX Park.*
2. *As a four-season resort they were looking to improve/expand their summer activities.*
3. *The operation will be run out of the retail space in the Gatehouse with hours of 9 to 4 on Saturdays and Sundays, holidays and one mid-week day that will probably be Wednesday from 12 noon to 6:30 pm commencing June 30, 2007.*
4. *Timbers would be open for food service on Saturdays and Sundays and the restrooms in the Gatehouse would be used as public restrooms.*
5. *Previous ridership had been approx. 30 people, a number they hoped to improve on however they did not anticipate any traffic issues.*
6. *The application asks for the requested activities to be allowed from June 15th through October 15th of any given year going forward.*
7. *The applicant conducted only a limited notification of abutters.*

Notice of Decision:

The Development Review Board hereby approves the applicant's request for an amended Conditional Use Permit under the standards of Article 5 Section 5.3 (A) as stated in their application subject to the following conditions:

1- The applicant to send notice in writing to the adjoiners by Tuesday June 12 informing them of the results of this hearing on the application and for them to notify the DRB in writing should they want an additional hearing by Friday June 29, 2007. The abutters required to receive this notice are all of those who directly abut the 57-acre parcel.

For this administrative review decision the Administrative Officer finds that:

1. There may be some substitution of restaurant /food service to other base area facilities.
2. The administration of this facility will be operated out the new Farm House facility at the Lincoln Peak Base area.
3. The proposed activity in the relocated area will be for beginner mountain bike instruction (as in the original conditional use permit).
4. There will be not change to hours and dates of operation.
5. That all parking and traffic circulation will be contained with in the Lincoln Peak base area lots and that there will be no additional impact on the *Sugarbush Village Lot*.
6. A zoning permit will be filed for the construction of this facility and proper soil erosion control measures will be installed during and after completion. Should development

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occur on slopes greater than 15% an erosion control plan, prepared by a licensed
engineer, must be filed with the zoning application.

This application is to be reviewed by the Administrative Officer as allowed under Article 9,
Section 9.8 (F) Administrative Review (1) (d). The standards require notice to the abutting land
owners as well as the members of the DRB, and if any interested person, including a DRB
member, feels this application should be reviewed by the DRB instead of the Administrative
Officer then they may file such a request with either the Secretary of the Development Review
Board or the Town Clerk within fifteen (15) days of the date of this notice June 23rd, 2011 (before
July 7th, 2011) of the formal notice of this decision by the Administrative Officer, to be dated July
14th 2011.

The request must follow the requirements as found under Article 9, Section 9.8 (F)
Administrative Review (3) (c) of the Warren Land Use and Development Regulations.

Should any of you wish to review this request please respond to this notice by contacting our
office.

I have attached a copy of their application.



Miron C Malboeuf
Zoning Administrator