

# TOWN OF WARREN

MUNICIPAL BUILDING  
PO BOX 337  
Warren, Vermont  
05674-0337

Office of Planning & Zoning, Municipal Conference Room, 42 Cemetery Rd 802-496-2709, ext 28

June 21, 2011

## NOTICE TO ABUTTING PROPERTY OWNERS OF SUMMIT VENTURES (TOWN OF WARREN PARCEL ID. 250000-000) ADJACENT TO THE SUGARBUSH VILLAGE PARKING LOT OFF OF SUGARBUSH VILLAGE DRIVE

The following application is under consideration for Administrative Review for a Boundary line Adjustment.

**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;**

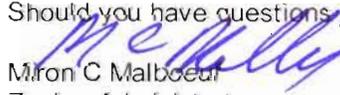
The beginner mountain bike skills park will be a single track mountain bike trail loop that runs from the plaza between the Farmhouse and Schoolhouse buildings across the ski trails Easy Rider and In Road down to and across the Heli lot and back up to the Farmhouse plaza along the northern side of the 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 burmed 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. The subject parcel is in the Sugarbush Village Commercial District. The decision of the Warren Zoning Administrator will be issued on July 14<sup>th</sup>, 2011.**

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 23<sup>rd</sup>, 2011 (before July 7<sup>th</sup>, 2011) of the formal notice of this decision by the Administrative Officer, to be dated July 14<sup>th</sup> 2011.

A copy of the Warning Notice is printed on the reverses side of this letter. Plans for these projects are available for public review at the Warren Town Clerk's Office during regular office hours . A copy of the *Warren Land Use and Development Regulations* can be found at [www.warrenvt.com](http://www.warrenvt.com) as well as in the Town Offices at 42 Cemetery Road in the Municipal Building. A copy of the application can be found in the Zoning Office.

Should you have questions please contact our office

  
Miron C Malboeur  
Zoning Administrator

## TOWN OF WARREN PUBLIC NOTICE ZONING ACTION PENDING ADMINISTRATIVE REVIEW

The Warren Zoning Administrator is considering the following application for Administrative Review, as per Article 9, Section 9.8 (F) Administrative Review.

Application 2011-09-CU-AR Amendment to Conditional Use approval 2007-04-CU issued June 20th, 2007; Summit Ventures NE, LLC. Requests 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 burmed 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.

The decision of the Warren Zoning Administrator will be issued on July 14<sup>th</sup>, 2011.

Pursuant to 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 published notice, June 23<sup>rd</sup>, 2011 (before July 7<sup>th</sup>, 2011) of the formal notice of this decision by the Administrative Officer.

Plans for these projects are available for public review at the Planning and Zoning office located in the Warren Municipal Building at 42 Cemetery Rd, in Warren Village, 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 on the first floor, conference room (old library). You may also email us at [zoning@warrenvt.org](mailto:zoning@warrenvt.org)

Submitted via E-mail to the Valley Reporter Tuesday Tuesday, June 21, 2011 to run Thursday, June 23, 2011

Submitted via E-mail to the Times Argus,  Applicant(s) June 21, 2011.  Adjoining Property Owners  Web, June 21, 2011  CVRPC  Post MB, March 24, 2011  Post WPO,  Warren Store,  Paradise Deli, 06.23.11\_2011-09-CU-AR\_Warning of \_Administrative Review.SummitVentures.Amnd.2007-04-CU