

TOWN OF WARREN
ADMINISTRATIVE REVIEW COMMERCIAL
PERMIT APPLICATION

Permit Application No. 2011-09-CU-AR Parcel ID # 250000-000

Application Requirements: The applicant shall submit to the Administrative Officer, at least 15 days prior to a regularly scheduled Development Review Board meeting, an **Administrative Review** Application, and associated fee. The application shall include, with the required fee, 1 original and 5 copies of an application, and 1 original and 5 copies of the proposed sketch plan, if required, that include the information for CU applications specified in Table 5.1. Copies of the proposed sketch plan, if required, shall be 11" X 17" or smaller. Applicants are strongly urged to review the Town of Warren Land Use & Development Regulations Articles 5, *Development Review* before submitting an application.

1. Name of Landowner(s): Summit Ventures NE, LLC (dba Sugarbush Resort)

Address: 1840 Sugarbush Access Rd., Warren, VT 05674 Telephone: 583.6366

2. Applicant(s), if other than Landowner: Same as above

3. Property Locations: Lincoln Peak Base Area

Zoning District: Sugarbush Village Commercial

4. Does the proposed development contain Steep Slopes as outline in Article 3, §3.4, *Erosion Control & Development on Steep Slopes*? Yes No
Is the proposed development within the Meadowland District? Yes No
Is the proposed development within the Flood Hazard District? Yes No

5. Project or Development sought under **Conditional Use**: Approval to relocate portions of the existing mountain bike terrain park features as approved under Permit 2007-04-CU issued 6/20/2007. The new location will be situated at the north side of the Lincoln Peak base area. The current location is at the bottom of the Gondolier trail. The advanced terrain park features will remain in the current location at the base of Gondolier. The purpose of the relocation is to achieve separation between the beginner riders and the more advance riders to improve teaching and learning opportunities and increase safety for all riders.

7. Attached evidence of written notification to all adjacent property owners, together with a copy of the documentation sent to adjoining to explain the project (see Section 9.8).

8. Attach a narrative describing the proposed **Conditional Use** (see Articles 5).

9. Attach a complete sketch plan (see Table 5.1) of the project.

10. To facilitate the subdivision, **Conditional Use** approval process, the applicant should consult the any related Town of Warren Departments, if required, before the meeting with the Development Review Board.

Signature(s) of Landowner(s) of Record

Signature(s) of Applicant(s)

Date Application Received: _____

Fee Received: _____

Fee Schedule :

CONDITIONAL USE:

AMENDED \$500/EA.

(5/23/2011 \$300 PER DISCUSSION W/ ZA)

SUBDIVISION:

BOUNDARY LINE ADJUSTMENT \$500.00

100.00

Abutter Notification Fees: 20.00/Abutter

Legal Notice \$60 (per 5/23/11 discussion w/ ZA)

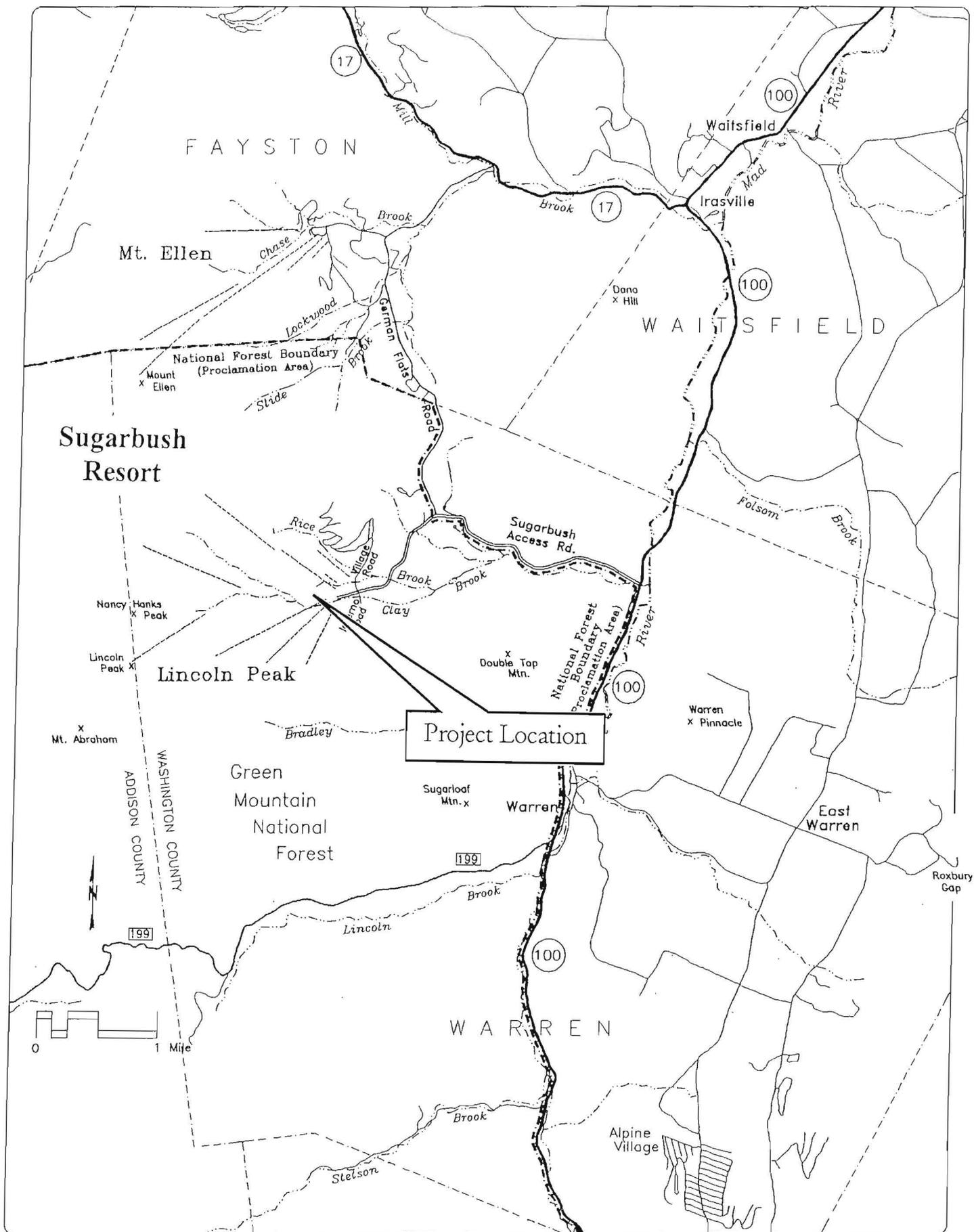
Sugarbush Resort
Terrain Park Project Description
June 10, 2011

Summit Ventures NE, LLC (dba Sugarbush Resort) seeks to amend its previously permitted summer recreation center operations at the Lincoln Peak base area to separate the advanced and teaching terrain features of the previously approved terrain park. The terrain park is permitted under Conditional Use Review Permit #2007-04-CU, issued June 20, 2007, which allowed Sugarbush to relocate the BMX park, add new mountain bike trails, a disc golf course and zip line to the existing mountain recreation center offering hiking, mountain biking and lift access at the Lincoln Peak base area.

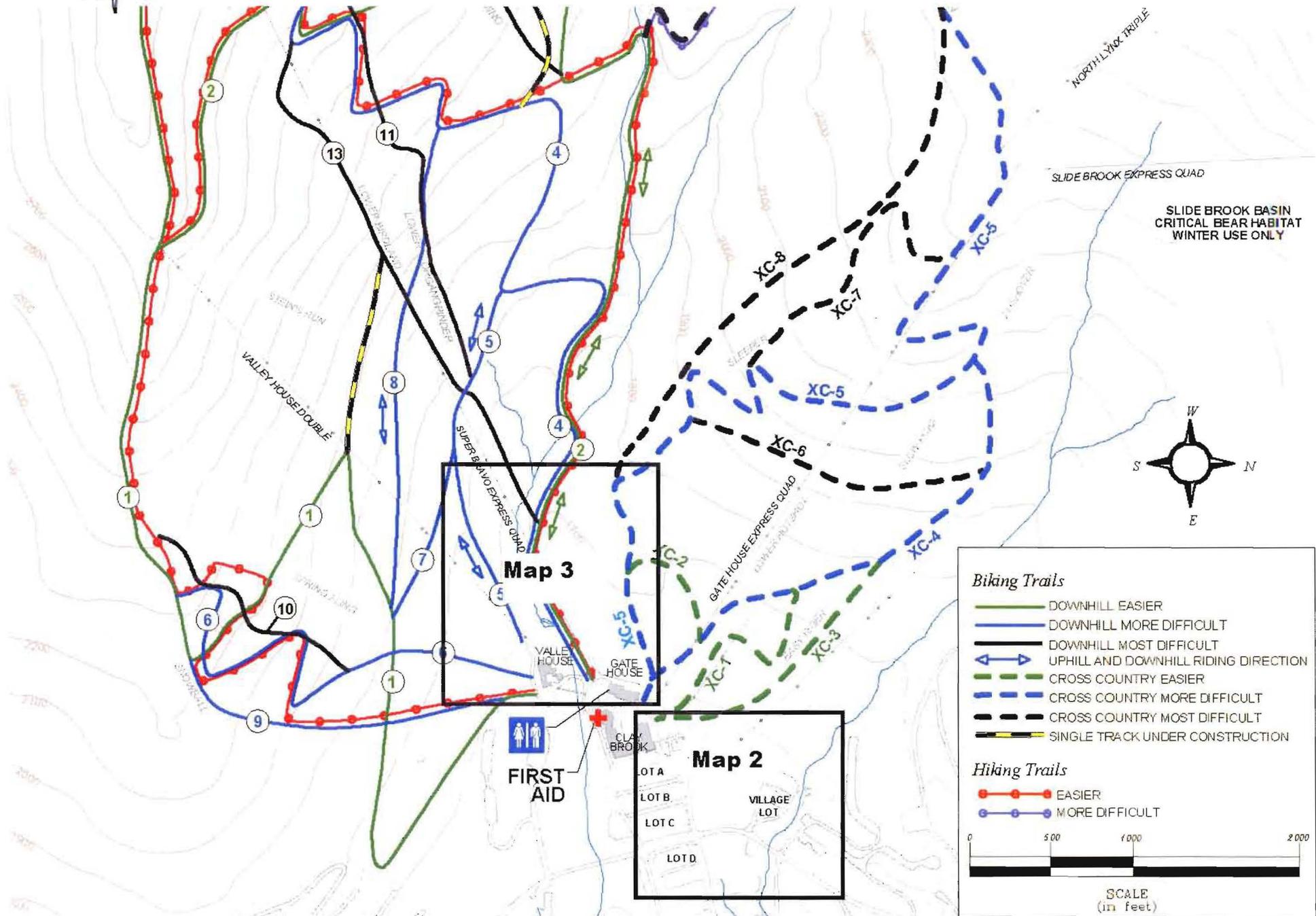
This amendment application specifically seeks approval to relocate approximately ¼ mile of beginner mountain bike trail and to relocate teaching terrain park features. The advanced terrain park features will remain in the previously permitted location. Further detail and history is provided below.

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 lot. 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.

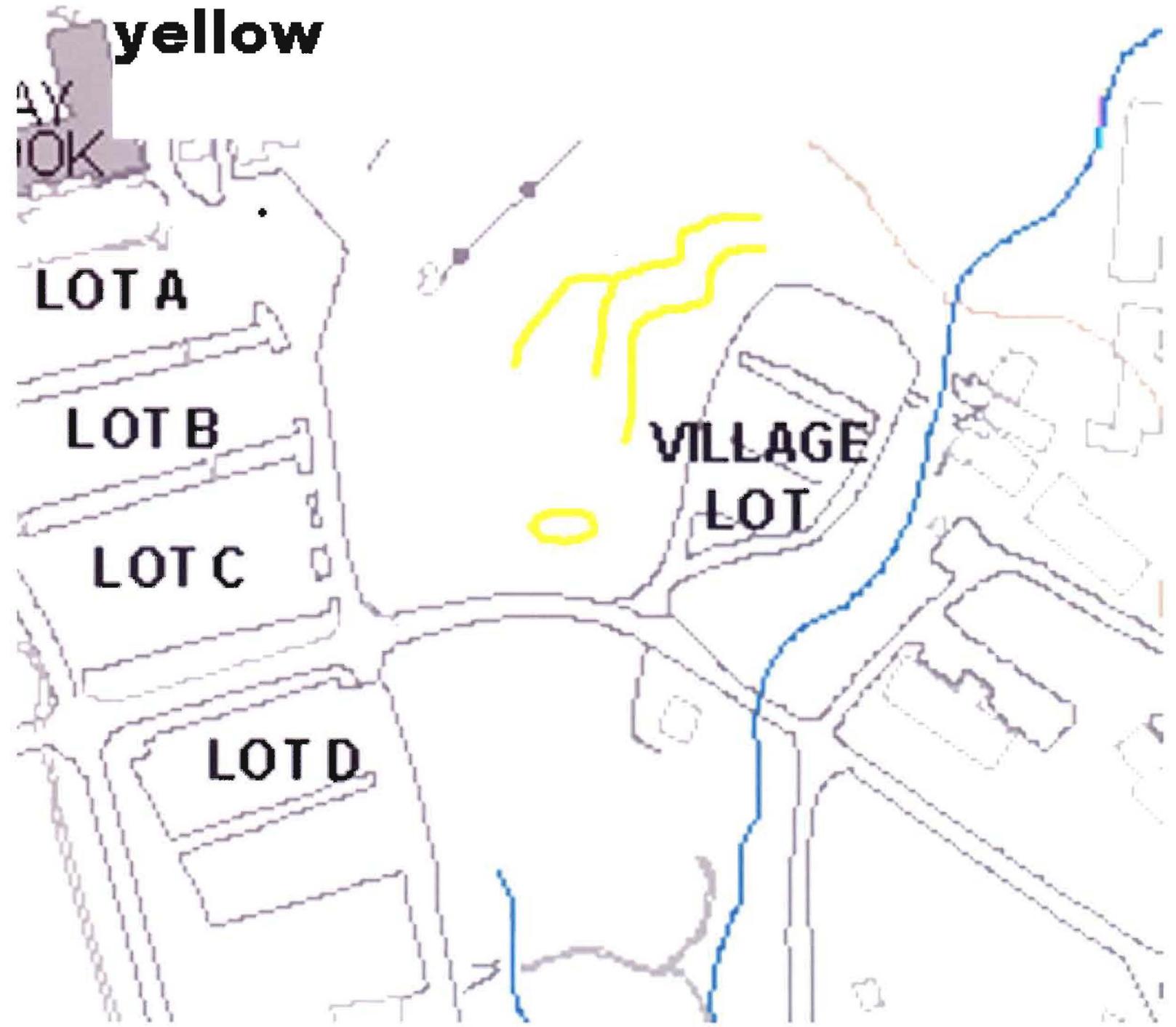
The submitted maps show the current location of the mountain bikes trails and terrain park along with the proposed changes. These trail location have been identified to the best of our ability. The new trails have not been GPSed. Sugarbush intends to GPS all new trails once installation is completion.

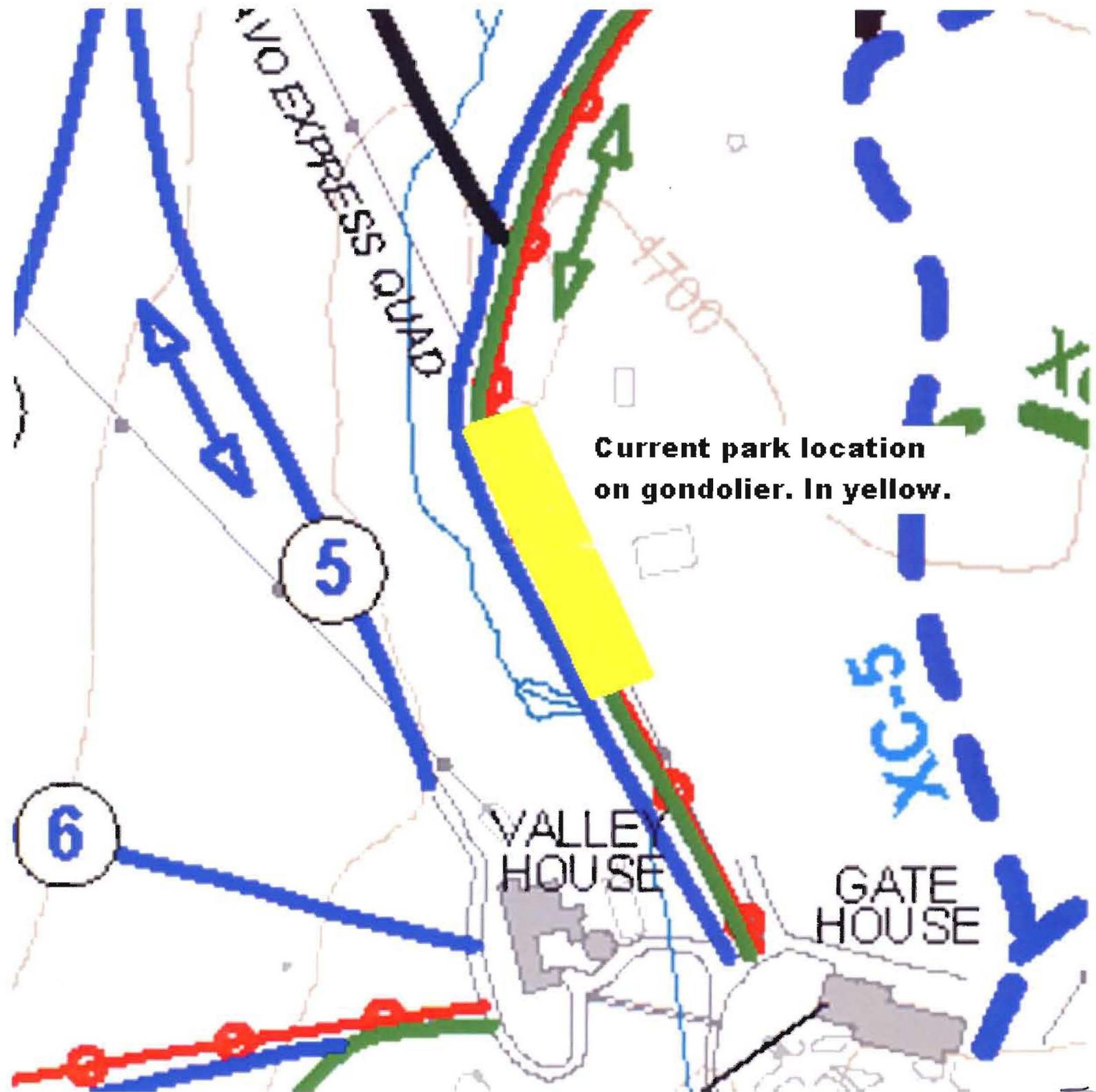


Map 1



Proposed skills park in yellow





Current park location on gondolier. In yellow.

Map 3

Existing Feature on Gondolier



TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW – SUMMIT VENTURES NE LLC #2007-04-CU

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. This is located in the Sugarbush Village Commercial and Sugarbush Village Residential Districts.

A duly warned hearing was conducted on Wednesday June 6, 2007 and attended by the following DRB members: Peter Monte, David Markolf, Lenord Robinson and Bob Kaufmann. Others in attendance were: Jason Lisaj, Pete Reynells, Dave Olenick, Erin Post, Margo Wade, Deirdre Malone, Jack Malone, Hal Stevens, John Hammond, Miron Malboeuf and Ruth Robbins.

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.
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 adjoining 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.



June 10, 2011

Miron Malboeuf, ZA
Town of Warren
PO Box 337
Warren, VT 05674

RE: Sugarbush Resort – Mountain Recreation Center Administrative Amendment

Dear Miron:

Enclosed please find an Administrative Review Application for approval to relocate a portion of the previously approved mountain bike terrain park at the Lincoln Peak base area.

Submittal material include:

- Completed Administrative Review Application along with associated fee
- Project Description
- Site Location Map
- Project Maps (1, 2 & 3)
- Photo of existing features on Gondolier
- Conditional Use Review #2007-04-CU

This application is minor in nature and does not substantially alter the summer recreational uses currently offered at the Lincoln Peak base area; therefore, we respectfully request waiver of abutter notification. This request is warranted as notification of all abutters to the resort would constitute a significant administrative and financial burden without corresponding public benefit.

Please feel free to contact me at 583.6366 or mwade@sugarbush.com should you have any questions.

Respectfully,

Margo Wade
Director of Planning & Compliance

Enclosures (1)

cc: J. Hammond, Mt. Ops
MTB project file

1840 SUGARBUSH ACCESS ROAD
WARREN, VT 05674
800.53.SUGAR
SUGARBUSH.COM



RECEIVED
6/10/11
3:05pm