



August 14, 2012

Miron Malboeuf, Zoning Administrator
Town of Warren
PO Box 337
Warren, VT 05674

RE: Summit Ventures NE, LLC (dba Sugarbush Resort)
Lincoln Peak Base Area Redevelopment Phase II – Permit #2001-15-SD/PUD/CU
Minor Amendment to Phase IIA project plans

Dear Miron:

Enclosed please find application material for a minor amendment to Permit #2001-15-SD/PUD/CU issued 5/9/2012 for the Lincoln Peak Base Area Redevelopment Phase II Project. This minor amendment pertains to Phase IIA project components and does not alter the overall scope and intent of the approved Phase II Master Plan.

Minor Amendment Narrative:

Pursuant to Section 1.10 of Permit #2011-15-SD/PUD/CU, Summit Ventures NE, LLC respectfully submits revised specifications, plans and designs for approval of a minor amendment to Permit #2011-15-SD/PUD/CU issued May 9, 2012 by the Warren Development Review Board approving Phase II of the Lincoln Peak Base Area Development Project. Phase II generally encompasses the land bounded by the Sugarbush Resort Lincoln Peak Village to the south and Rice Brook to the north, Village Road to the east and the US Forest Service boundary to the west and is located in the Sugarbush Village Commercial (SVC) zoning district in the Town of Warren.

The proposed minor changes to the previously approved project pertain to the Rice Brook Residence Building (Phase IIA) along with minor site modification.

These changes include:

- Reducing the sizes of townhomes 4 through 6 (TH 4-6) by shrinking the size of the garage level entry associated with these units and shifting the position of these units back on the front façade of the Rice Brook building toward the Out-to-Lunch trail.
- Redesigning the common stairs leading from the sidewalk on the east side of the building up to the plaza living level of the building.
- Redesign of the plaza living level walkways and TH 4-6 and Flats units F7 and F8 patios.
- Updated lighting and landscaping plans to accommodate the amended building design.
- Improved pedestrian connections in the Phase IIA site plan. Specifically the sidewalk around the 10 parking spaces on the east side of the upper parking tier, and a lighted path with steps connecting the upper and lower parking tiers.

No changes have been incorporated to the overall scope and intent of the project. No changes are made to the number of residential units, number of surface and structured parking spaces, Phase IIA emergency vehicle access routes, new subdivision parcel configuration, stormwater treatments and infrastructure, associated way finding and project signage, pedestrian and ski trail connections.

Specifically:

- The width of the sidewalk along the east side of Rice Brook will remain at 12 feet with an additional 4 feet of reinforced turf providing emergency vehicle access width of 16 feet.
- The Phase IIA emergency vehicle access road providing access to the southern end of the Rice Brook Building remain a component of the project.
- Applicant has met with representatives from the Warren Fire Department and will forward along to you any comments or letters resulting from these meetings.
- Implementation of restoration of the upper section of Gadd Brook will take place during Phase IIA.
- The MOA between Summit Ventures NE, LLC, Village Edge Association and Brook House Association remains in full force and effect.
- Pedestrian and ski trail connections remain unchanged.

Submittal Information includes the following:

- Updated Civil Plans dated 7.26.2012 (Sheets C1, C2, C3, C4, C5)
- Updated Landscape & Lighting Plans last revised 8.13.2012 (Sheets LA-102, LA-300, LA-401, LA-501, LA-502)
- Updated Architectural Plans dated 7.26.2012 (A2.0, A2.1, A2.2, A2.3, A2.4, A3.1, A3.2)
- Permit Fee Schedule (fee check to be submitted 8/17/2012)
- Abutter List and Proof of Abutter Notification

Thank you for reviewing our material under Administrative Review. Please feel free to contact me at 583-6366 or mwade@sugarbush.com should you have any questions or require additional information.

Respectfully,



Margo Wade

Director of Planning & Regulatory Compliance

Enclosures

cc: A. Klugo, Sugarbush
Design Team (TDG, VHB, SE, GE)
M. Montgomery, Gravel & Shea
Project File