

TOWN OF WARREN

ADMINISTRATIVE REVIEW SUMMIT VENTURES NE LLC, MINOR AMENDMENTS TO WARREN DEVELOPMENT REVIEW PERMIT 2011-15-SD/PUD/CU

Pursuant to Article 9, § 9.8 (F) *Administrative Review*, of the Warren Land Use and Development Regulations.

In accordance with 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 Parcel ID#'s 250010- & 250012. The subject parcel is segment of 49.5-Acre Parcel located off Sugarbush Village Drive, to be subdivided upon the filing of the plat for the subdivision.

This request relates only to the structure location of Rice Brook Townhomes 4-6. 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.

This application requires review under Article 2, *Zoning Districts & District Standards*, Table 2.2, Rural Residential (RR), Article 6, Sections 6.1 & 6.5 and Article 9, Section 9.8 (F) *Administrative Review*, of the Warren Land Use and Development Regulations.

For this administrative review decision, the Administrative Officer reviewed the following:
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)

For this administrative review decision, the Administrative Officer finds that:

1. The applicant submitted a revised exhibits for the realignment of Rice Brook Phase II Townhomes 4-6 prepared by the Design Group and Charles Grenier Engineers:

The proposed minor changes to the previously approved project pertain to the Rice Brook Residence Building (Phase II A) 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 II A 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 Proposed to the number of residential units, number of surface and structured parking spaces, Phase II A 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 II A 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 II A.
 - 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.
2. The revised exhibits for the realignment of Rice Brook Phase II Townhomes 4-6 prepared by the Design Group and Charles Grenier Engineers
 3. The revised submittals will not alter any elements of the Warren Development Review Board Decision date May 9, 2012.; will not alter any .conditions of the MOA between Summit Ventures NE, LLC, Village Edge Association and Brook House Association remains in full force and effect.; will have the support of the Warren Volunteer Fire Department (a letter issued by WVFD)
 4. The requested amendment relates only to the structure location. All other Findings of Fact and permit conditions detailed in the Warren Development Review Board notice of decision for 2011-15-SD/PRD/CU will remain as approved. The plat filing date will not be amended by this decision.

Notice of Decision:

Amendment to permit #2011-15-SD/CU/.PUD.

In accordance with Sec. 9.8 Municipal Administrative Requirements, (F) Administrative Review (1) (d) of the Warren Land Use and Development Regulations the Administrative Officer hereby approves, based on application materials and the above findings, approves the application for the amendment to permit #2011-15-SD/CU/.PUD.



Miron C Malboeuf
Administrative Officer

Issued Date: 08/31/12
Effective Date: 09/15/12

NOTICES:

- In accordance with 24 V.S.A. §4449(e), the applicant is hereby notified that state permits also may be required prior to land subdivision or construction. The applicant should contact the DEC Permit Specialist for District #5 (802-476-0195) to determine whether state permits are required.