

CLASSIFIED ADS

classifiedads@valleyreporter.com

(802) 496-3928

Residential Rentals

2 BEDROOM APARTMENT overlooks Mad River. Convenient access to Laundromat & shopping centers. \$850/month includes plowing, landscape maintenance, trash pickup. Inquire Valley Dental building, 496-2524. 16P

YEAR-ROUND: House in Waitsfield village, 3BR, 2.5 baths, furnished, renovated antique, \$1700. Sugar Run condo, 1BR plus loft, \$800/mo. House on West Hill Rd, 4BR, 2BA, large heated garage, \$1100/mo. 496-8000. 14-16P

3BR, 1.5 BATH CONDO, fully furnished. Harris Hill Rd, Waitsfield. Available now to Dec. 1, month to month. \$700/mo. plus utilities. 802-279-1949. 15-17P

WAITSFIELD: LOVELY ground-level apartment. Full kitchen, dining, office, 1 bathroom, laundry room. Approx. 900 sq. ft. All utilities, maintenance included. \$900/month. No pets/smoking. Possible rent reduction for caretaking responsibilities. Security deposit, first, last. 496-5166. 16-17P

CUTE WARREN CONDO, 1BR, newly renovated, pool hot tub. \$600 monthly. Call Mary, 496-9501. 15-16P

MORETOWN VILLAGE, UNIQUE, large 3BR on two levels, hardwood floors, Efficiency Vermont energy renovations, Rinnai gas heating systems, porches, garden space. \$1150/month. References. (802) 496-3980. 16P

2 BEDROOM APT. Gas heat, fireplace, W/D. Gold Hill Rd., Warren. Furnished. Pet-friendly. \$850/mo. Call Paul, 496-2219. 15-16P

STUDIO APARTMENT near Rt 17/100. Jacuzzi tub, woodstove, utilities separate. On town road. Great hiking/biking/riding trails. \$800 per month. 6 month or 1 year lease. First, last, one month security. No pets, sorry! 496-2550. 16P

MAIN ST., WAITSFIELD, 2 bedroom, full bath apt. 1st floor. Laundry room, Rinnai heater. All lawn maint. & rubbish included. New carpet & new paint. Available Sept. 1. First, last & security required. \$850/mo. plus utilities. 496-3231. 16P

WAITSFIELD: 4BR HOUSE on Brook Road. Full basement with laundry, 2-car garage, 2 full baths, and deck. Great condition. One behaved pet possible. 1 year lease. \$1500 per month plus utilities. No smoking. \$3000 damage deposit. References. Call 496-9250. 16-19P

Vacation Rentals

SEASONAL RENTALS: We have Mountainside, Fiddlehead and Butternut Hill available plus several houses. Also, call about our year-round rentals. Have one bdrm unfurnished for \$700 per month. Check out our webpage www.wellsvermontrealestate.com. Johnson Real Estate Group at 802-583-9400. 16-18P

Services

NO WAITING. Get *The Valley Reporter* emailed to you every Thursday morning! Read the entire newspaper online. \$18.50/year. Sign up at www.valleyreporter.com or call (802) 496-3607. RO

WRITING, EDITING and proofreading services available. Professional and reliable. Reasonable rates. References available. 496-4484. RO

FREE SUPPORT TO FAMILIES of children with special needs. Anything from navigating the education system to accessing resources. Call Cheryl at 496-4690 or Julie at 496-5610. RO

CLEARING: Lots, views. TSI. Tree removal, clear or select cutting. Site left clean and proper. Fully insured. Call Winter Wood, 496-2012, Ken Winter RO

PERSONAL TRAINING in your home gym or mine; your health club or mine. Professional, certified, experienced. Reasonable rates, references, reliable. 496-4484. RO

SMALL ENGINE, motorcycle, dirt bike & ATV repair. Aftermarket parts availability. Lawn and garden equipment service & repair. Please call (802) 224-6652 for appointment. RO

FOR THE BEST in carpet & upholstery cleaning, call Modern Carpet & Upholstery Cleaners for free estimates, 496-3573. RO

WINDOW CLEANING: Enjoy clear, clean windows. For free estimate call Shine On, 496-6884. Fully insured. RO

DIGGING FOR LESS: 38hp Kubota, bucket and backhoe with operator. Daily rates less than a rental. Experienced, insured. 583-1339. 14-19P

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WASHINGTON WEST SUPERVISORY UNION NOTICE

The Washington West Supervisory Union is interested in locating pre-school age children (birth-5 years) who show a developmental delay in the areas of speech/language, social adjustment, adaptive behavior, self-care, gross/fine motor coordination, and/or cognitive development AND any school-age handicapped children who are not currently enrolled in school. These children are entitled to receive an education, regardless of handicap, at public expense. It is possible that the Washington West Supervisory Union may not be aware of all handicapped children who are eligible. If you know of a child living in the towns of Duxbury, Fayston, Moretown, Waitsfield, Warren or Waterbury who might be eligible for educational services and is not in school, please contact Donarae Pike, Director of Student Support Services, WWSU, 340 Mad River Park, Suite 7, Waitsfield, VT 05673 or call (802) 496-2272, ext. 113.

WASHINGTON WEST SUPERVISORY UNION PRESCHOOL EDUCATION

The Washington West Supervisory Union offers public, part-time pre-kindergarten programs in each of its elementary schools. If your child is 3 or 4 years old (3 years old as of September 1, 2012), your child is eligible to participate. Pre-kindergarten registration information is available at your local elementary school. Our schools are:

- Fayston Elementary School 496-3636, ext. 101
- Moretown Elementary School 496-3742
- Thatcher Brook Primary School 244-7195
- Waitsfield Elementary School 496-3643
- Warren Elementary School 496-2487

PUBLIC NOTICE TOWN OF WARREN

PLUNKTON ROAD BRIDGE CLOSURE

The Plunkton Road Bridge construction project will start Monday, August 13, 2012 and run through to October 5, 2012. The Town received FEMA funding to start construction of the bridge project damaged during Hurricane Irene. This project construction will take about 8 weeks to complete. There will be detour signs placed along Plunkton Road advising the traveling public to seek alternative routes on Fuller Hill or Senor Road over to Roxbury Mountain Road.

Plunkton Road Closure is between 186 Plunkton Road (Peter Brooks) and 284 Plunkton Road (Frank Semenez).

The patience of the traveling public is greatly appreciated as Town and Contractor complete this project. If you have any questions, please contact Barry Simpson, Department of Public Works, at 802-496-2709 x29.

TOWN OF WARREN PUBLIC NOTICE ZONING ACTION PENDING ADMINISTRATIVE REVIEW

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

APPLICATION 2011-15-SD/PUD/CU.AR, Minor amendment to Permit #2011-15-SD/PUD/CU issued May 9th, 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.

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 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.

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 Proposed 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.

This request 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.

Pursuant to Article 9, Section 9.8 (F) Administrative Reviews (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, or by Thursday, August 30th, 2012.

The decision of the Warren Zoning Administrator will be issued on August 31st, 2012.

The revised plans for this project are available for public review at the Warren Town Clerk's Office during regular office hours. If you have any questions regarding this applications for administrative review, please do not hesitate to contact the Planning and Zoning Office located on the first floor, conference room (old library) of the Warren Municipal Building at 42 Cemetery Road in Warren Village. You may also email us at zoning@warrenvt.org