

**Town of Warren
Development Review Board
Minutes of Meeting
Monday, March 20, 2023**

NOTE: This meeting was conducted both in-person and electronically via Google Meet.

Members Present: Chris Behn, Devin Klein Corrigan, Peter Monte (Chair), Chris Noone, Virginia Roth.

Staff Present: Ruth Robbins (ZA), Carol Chamberlin (Recording Secretary)

Others Present: Kevin Babic (Sugarbush), John Hammond (Sugarbush), Lisa Loomis (Valley Reporter), Chris Nordle (representing Roberta Principe), Roberta Principe, Anthony Principe, Margo Wade (Sugarbush), Jim Westhelle (Sugarbush)

The meeting was called to order at 7:01 pm.

Application #2023-01-CU submitted by Sugarbush Resort requesting a Conditional Use approval for the redevelopment of 3 pre-existing lots with [existing and former] residential buildings referred to as the “Sugar Cubes”. The property is located at 2197 Sugarbush Access Road, parcel ID 005008-400 on the Warren grand list and is in the Vacation Residential District. This hearing is continued from January 30 and March 6, 2023.

Ms. Wade explained that Sugarbush is in the process of working, through attorneys, to finalize an agreement with the Principes. She noted that several new application materials had been submitted, including new wastewater/potable water supply plans and a new vegetation/landscaping plan.

Mr. Nordle, representing Ms. Principe, explained that discussions are ongoing regarding both zoning and non-zoning aspects of an agreement regarding the properties in question. He noted that some engineering documentation provided by Sugarbush had only been received earlier in the day and so there had not yet been time to review the materials.

Sugarbush representatives noted that they would like to move forward with applications for related permitting, but agreed that finalizing this hearing could wait until April. DRB members emphasized that the final outstanding zoning issues should be addressed through reaching an agreement by the next hearing date, or at that point would be decided by the DRB. Mr. Nordle agreed that this was a viable arrangement.

MOTION by Mr. Monte to approve one final continuance of the hearing for Application 2023-01-CU until April 17, 2023 at 7 pm. **SECOND** by Ms. Roth. **VOTE:** All in favor, the motion carries.

Application #2023-02-CU-PUD submitted by Sugarbush Resort seeks Preliminary Plan Review to redevelop the former Rosita’s Restaurant and Sugartree Inn parcels for a multi-family dwelling/apartment building with the primary use to house Sugarbush Resort employees. A Sketch Plan review was conducted on January 3, 2023. Due to the mix of uses a Conditional Use approval and a PUD [Planned Unit Development] will be utilized by this application. A possible Boundary Line Adjustment may also be requested. The property is located at 2500 Sugarbush Access Road with a total of 13.59 acres. The property lies within both the Vacation Residential and Sugarbush Village Commercial Zoning Districts. This hearing is continued from March 6, 2023.

The applicant requested that this hearing be continued until April 17, 2023, noting that abutters have been made aware of this request.

MOTION by Ms. Klein-Corrigan to continue the hearing for Application 2023-02-CU-PUD until April 17, 2023 at 7 pm. **SECOND** by Mr. Behn. **VOTE:** All in favor, the motion carries.

Other Business:

Mr. Monte accepted a nomination to serve as Chair, noting that he intends to retire in early 2024; he was elected unanimously.

Mr. Schoellkopf was nominated to serve as Vice-Chair; he was elected unanimously.

Ms. Chamberlin was nominated to serve as Board Secretary; she was elected unanimously.

Ms. Klein-Corrigan initiated a conversation regarding the change in the proposed LUDRs to include volume measurements in the calculation of non-conformance increases. Mr. Monte explained why this is the more accepted manner in which to calculate these changes, giving examples of the impacts that might be seen using the current LUDR calculations, which do not include consideration of volume.

Minutes were amended and signed.

The meeting adjourned at 7:45 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

Development Review Board

Peter Monte, Chair Date

Chris Behn Date

Devin Klein Corrigan Date

Chris Noone Date

Virginia Roth Date