

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
APRIL 23, 2003**

MEMBERS PRESENT: Peter Monte, Chair; David Markolf, Vice Chair; Lenord Robinson, Eric Brattstrom.

OTHERS PRESENT: Bob Ackland, Margo Wade, Jason Lisai, Sugarbush Representatives; Henri Borel, Shannon Hill, DRB/PC Assistant.

- AGENDA:**
- 1) **7:30 p.m. Call to Order**
 - 2) **Public Hearing Continuation:** Summit Ventures NE, LLC (d/b/a Sugarbush Resort – Conditional Use Review and PUD Review for the Lincoln Peak Hotel proposal. Items to be considered:
 - Continue Deliberative Sessions
 - 3) **Other Business:**
 - a) Signing of minutes and decisions

I. CALL TO ORDER

Mr. Monte called the meeting to order at 7:32.

II. Public Hearing Continuation

STAFF REPORT

Summit Ventures NE, LLC (d/b/a Sugarbush Resort) – Conditional Use Review and PUD Review for the Lincoln Peak Hotel proposal.

Additional Material Submitted:

- Proposed condition relating to the bond issue
- Overall Subdivision Plan
- Signage Plan
- Right of Way easement deed for the Sugarbush Access Road, Inferno and Village Roads

Other material Submitted:

- 2-page memorandum from Mr. Zschaler dated April 21, 2003, along with 12 pages of appendices.
- 1-page memo from Mr. Malboeuf, the Zoning Administrator, requesting the Finding of Fact include specific numbers relating to the square footage, number of units and other specific areas of the Lodge.

MUNICIPAL BOND

Mr. Lisai presented Sugarbush's proposed language for a condition relating to a bond. They offered to place a \$3 million bond on the project, which they stated is the maximum restoration cost at any time.

The DRB requested an additional exhibit, either a bar graph or flow chart, indicating the site work costs thru time. This exhibit would be referenced in a Finding of Fact to indicate the rationale behind the amount of the bond.

The DRB discussed including a condition in the Finding of Fact stating that in a situation where the Zoning Administrator and the Applicant cannot resolve a dispute relating to the bond, the DRB would resolve the issue.

VILLAGE PARKING LOT

Since Ron Zschaler was unable to attend the meeting he submitted a memorandum, dated April 21, 2003, for the DRB to review.

The DRB reviewed the deed Mr. Zschaler submitted relating to the Village Parking Lot and decided it was not their place to decide whether it was still valid.

Sugarbush feels that since they purchased the Village Parking Lot property from the United States Forest Service, the deed is null and void. However, they are willing to allow the current use of the Village Parking Lot to continue with a restriction on overnight parking.

In response to Mr. Zschaler's memorandum, Ms. Wade presented an update parking calculations for the Village Parking Lot. Including the four seats overlooked for Mama's Restaurant, the maximum number of parking spaces necessary is 120. When the calculations are based on time of use, the maximum number of parking spaces necessary to serve the current and permitted uses in the Village Parking Lot is 83 at any given time.

Sugarbush has sacrificed an additional two spots to increase the radius on two corners of the Village Parking Lot, per suggestions from the Fire Department.

The DRB feels that it is a difficult exercise to count the square footage and parking needs for all businesses and residences in Sugarbush Village. Since circulation is the priority over the number of spaces, the number of parking spaces will be limited.

The Village Parking Lot is not included in the Lodge Subdivision, so Sugarbush will remain the owners of the lot and be responsible for the maintenance.

SUBDIVISION MAP

The DRB requested that Sugarbush submit a new Subdivision / PRD application indicating the number of lots for the subdivision and how the density was calculated for the project.

MR. MALBOEUF'S REQUESTS

The DRB decided to address Mr. Malboeuf's concerns by including a finding that indicates the space will be allocated as described in a specific exhibit. They will also include a finding stating that Sugarbush must remain within 10% of the numbers they have represented to the DRB, so long as the change does not require an amended wastewater permit.

FIRE DEPARTMENT / STATION

Sugarbush indicated they intend to donate the new Fire Station, as well as the land it will be built on, to the Town of Warren once it is built.

The Warren Fire Department has completed a DRAFT letter of support for the project. In the letter of support, The Warren Fire Department requires Sugarbush to purchase a new Ladder Fire Truck for the town over the next seven years. Sugarbush is still deciding whether or not they will agree to purchase the truck.

Sugarbush and the Warren Fire Department met with Mr. Barenowski, the assistant Fire Marshall for the State of Vermont, to discuss the Labor & Industry requirements for the Lodge. According to Mr. Lisai, Mr. Barenowski felt the building was designed exceeding the codes and would be one of the safest buildings in Vermont.

If the fire safety item is not resolved before the DRB is ready to conclude the hearings, the DRB will be forced to mediate between the Fire Department and Sugarbush to resolve any remaining issues.

ACT 250 PERMIT

Mr. Lisai asked the DRB to testify at the Act 250 hearing. The DRB decided to write a letter for Sugarbush indicating that, in principle, the board supports the project and they have completed a DRAFT decision, subject to editing based on changes to the fire safety issue, the fire house and other issues that may come up.

The MRVPD has given verbal approval of the project, however they would like Sugarbush to incorporate a certain number of affordable housing units into the project.

UNRESOLVED ISSUES

- Condominium Declaration
- Firehouse, CB1 and Catwalk Designs
- Letter of Support from the Fire Department
- Updated Application with Subdivision Explanation

III. OTHER BUSINESS

a) Approval of meeting minutes

MOTION by Mr. Markolf, seconded by Mr. Brattstrom, to approve the April 9, 2003 meeting minutes as submitted/corrected. VOTE: unanimous; motion carried.

IV. ADJOURNMENT

MOTION by Mr. Monte, seconded by Mr. Brattstrom, to adjourn the meeting. VOTE: unanimous; motion carried.

The meeting adjourned at 9:45 p.m.

Respectfully submitted,
Shannon M. Hill
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

Eric Brattstrom (date)

Lenord Robinson (date)

David Markolf (date)

Peter Monte (date)