

**TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING  
DECEMBER 18, 2002**

- MEMBERS PRESENT:** Chris Behn (arrived 8:15 pm), Eric Brattstrom, David Markolf, Peter Monte, Chair; Lenord Robinson.
- OTHERS PRESENT:** Bob Ackland, Jason Lisai, Whitney Aldrich, Sugarbush Resort; Steve Mackenzie, DuBois & King; David Blythe, Mountainside; Ron Zschaler, David Olenick, Margo Wade, DRB/PC Assistant.
- AGENDA:**
- 1) 7:30 p.m. Call to Order
  - 2) Public Hearing: Summit Ventures NE, LLC (d/b/a Sugarbush Resort) – Conditional Use Review for a 66,000-gallon wastewater treatment facility, associated disposal fields, mechanical building, and parking lot.
  - 3) Public Hearing: Summit Ventures NE, LLC (d/b/a Sugarbush Resort – Conditional Use Review and PUD Review for the Lincoln Peak Hotel proposal
  - 4) Other Business:
    - a) Signing of minutes and decision

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**I. CALL TO ORDER**

Mr. Monte called the meeting to order at 7:35 p.m.

**II. PUBLIC HEARING: SUMMIT VENTURES NE, LLC – CONDITIONAL USE REVIEW FOR A 66,000-GALLON WASTEWATER TREATMENT FACILITY**

Summit Ventures NE, LLC (d/b/a Sugarbush Resort) seek re-approval of the 66,000-gallon wastewater treatment facility, associated disposal fields, control building, and parking lots. The project is located on 22+/- acres off the east side of Inferno Road in the Vacation Residential District. The projects require review under Article 5 – *Development Review* of the WARREN LAND USE & DEVELOPMENT REGULATIONS.

Bob Ackland, Jason Lisai, Whitney Aldrich from Sugarbush Resort and Steve Mackenzie from DuBois & King came before the board on behalf of the applicant.

**STAFF REPORT**

Mr. Monte called the meeting to order at 7:30 p.m.

Mr. Monte read the public notice, which ran in the November 27, 2002 Valley Reporter.

A site visit was conducted on Saturday, December 14, 2002. Chris Behn, Peter Monte, David Markolf, Eric Brattstrom, Lenord Robinson, Jason Lisai, Whitney Aldrich, Miron Malboeuf, Ron Zschaler and Margo Wade attended. At the site visit the group inspected the 22-acre site for the wastewater treatment facility, walked the proposed foot print of the hotel, which had been staked and flagged by the engineers, inspected the intersection at the Fire House, and walked the proposed perimeter of the lower parking lot.

Mr. Monte commended and thanked Mr. Lisai and Ms. Aldrich for a well prepared and efficiently conducted site visit.

## DISCUSSION

Mr. Lisai reviewed the material that had been submitted to date, including copies of the State water supply and wastewater disposal permit. Amendments will be made to the State water supply and wastewater disposal and Act 250 permits for the wastewater treatment facility and water supply once final location of collection and distribution lines have been determined. The locations for the collection and distribution lines, pump stations and grease interceptor will be finalized once the hotel plans get past the conceptual stage.

Mr. Markolf pointed out that the 1997 ZBA review contemplated a 57,000-gallon facility. Mr. Lisai clarified that the facilities' capacity was increased to accommodate the projected need rather than requesting approval for an experimental system with reserve capacity.

In response to Mr. Robinson's question, Mr. Mackenzie confirmed the facility would employ dual alternating leach fields.

There was discussion about the resort employing a blue water system, which, due to feasibility and economic reasons Summit Ventures is not exploring at this time.

The group discussed Fire Dept notification of chemical deliveries for the existing break point chlorination and that the notification may not be taking place at this time.

With regard to pedestrian access to the 22-acre site a shuttle bus currently services the parking lot from 6 a.m. to 6 p.m. and will continue to do so. The lot is primarily used for employee parking. Midweek employees are allowed to park in the lower main (helicopter) parking lot, but required to park in the lots located on the 22-acre site on weekends and holidays. Mr. Markolf raised concern with employees walking through the Snow Creek property then across Inferno Road to the parking lot in darkness and the danger associated with crossing the road without street lighting. Pedestrian paths are proposed for the hotel project, which will accommodate some of the pedestrian safety issues. The paths will be maintained in the winter. When employees are required to park in the 22-acre parking lot buses do and will run to shuttle employees to and from the resort/hotel.

**MOTION Mr. Markolf, seconded by Mr. Brattstrom to requires that during shifts when employees are required to park in Lots H and I a shuttle service will be provided for employees at their change of shifts. VOTE: unanimous; motion carried.**

## PUBLIC INPUT

There was no public input.

## DELIBERATION/DECISION

**MOTION Mr. Monte, seconded by Mr. Markolf to carry forward all applicable conditions for the 1997 and 1998 site plan review and the 1997 conditional use review of the Wastewater Treatment Facility. VOTE: unanimous; motion carried.**

The conditions will be reiterated in the new permit rather than referencing the old permit.

Treatment facility will have 66,000-gallon treatment capacity from the start. The leach fields are rated to handle 38,500 gallon with provision to demonstrate ability to accommodate additional flows. The applicant will be reporting to the State to prove the fields can accommodate the total flows. The hotel flows are projected at 38,500 gallons with the additional flows to be allocated to expanded base facilities once that phase of the project is implemented.

**MOTION by Mr. Monte, seconded by Mr. Markolf to approve the application as submitted, subject to the conditions imposed. VOTE: unanimous; motion carried.**

There was some discussion about violations of the State permits being sent to the Warren Zoning Administrator, which the ZA did not feel to be necessary.

**III. PUBLIC HEARING: SUMMIT VENTURES NE, LLC (D/B/A SUGARBUSH RESORT – CONDITIONAL USE REVIEW AND PUD REVIEW FOR THE LINCOLN PEAK HOTEL PROPOSAL**

Summit Ventures NE, LLC (d/b/a Sugarbush Resort) seek approval the Lincoln Peak Hotel and condominium complex consisting of three buildings; associated lodging, conference, retail and dinning components; under ground parking and parking lots; relocation and restoration of the Hotel Brook and riparian zone, “ski-back trail,” and roads. The project is located on 57+/- acres off the northwest side of the Sugarbush Access and Sugarbush Village Roads in the Sugarbush Commercial and Vacation Residential Districts. The projects require review under Article 5 – *Development Review* and/or Articles 6 & 7 – *Subdivision Review* and Articles 8 – *Planned Unit Development Review* of the WARREN LAND USE & DEVELOPMENT REGULATIONS.

Bob Ackland, Jason Lisai, Whitney Aldrich from Sugarbush Resort and Steve Mackenzie from DuBois & King came before the board on behalf of the applicant.

**STAFF REPORT**

Mr. Monte read the public notice, which ran in the November 27, 2002 Valley Reporter.

A site visit was conducted on Saturday, December 14, 2002. Chris Behn, Peter Monte, David Markolf, Eric Brattstrom, Lenord Robinson, Jason Lisai, Whitney Aldrich, Miron Malboeuf, Ron Zschaler and Margo Wade attended. At the site visit the group inspected the 22-acres site for the wastewater treatment facility, walked the proposed foot print of the hotel, which had been staked and flagged by the engineers, inspected the intersection at the Fire House, and walked the proposed perimeter of the lower parking lot.

Mr. Monte explained the following items would be the focus of this discussion and reviewed under the corresponding section of the land use regulations: Utilities (§7.9), Water (§7.8), Parking layout (§3.10, §5.3(B)(4)), Traffic (§5.3(B)(2)), Roads & Pedestrian Access (§5.3(B)(3), §7.7).

**DISCUSSION**

WATER SUPPLY - Mr. Mackenzie introduced the water supply system, storage, fire distributions, which has not changed since the 1997/1998 system, except the distribution lines changes that will accommodate the relocation of the hotel. Fire storage provision and flows will remain the same. We will be meeting with the Fire Chief to determine best hydrant locations.

The wells supplying the system were drilled, tested and permitted in 1996. The combined yield for the four wells is 45.6 gallons per minute (38,832 gallons per day). It has been determined that 36.9 gpm along with 250,000 gallon stage volume will accommodate the project needs.

There was some discussion about two small-undeveloped lots located off Shady Lane, Mr. Markolf being the owner of one of the lots. Those lots are located in the source protection areas for the project wells and may need accommodation for wastewater disposal.

There was discussion about the review process and how much scrutiny individual aspects of the project those have not changed from the 1997/1998 local review process will receive. The board expressed comfort in focusing on the aspects that have changed, but reserved the right to go back and review other aspects that may not have significantly changed in the event additional review is deemed necessary.

**Motion by Mr. Monte, seconded by Mr. Markolf to grant conceptual approval for the water supply system, subject to the following concerns to be reserve at future meetings: erosion control plan for the construction of the project, and approval of the fire safety provisions. VOTE: unanimous; motion carried.**

Again, minor permit amendments will be submitted to the State once final layout of the distribution lines have been determined.

Mr. Monte asked the ZA if he thought it was valuable to carry forward requirements that all necessary State permits be obtained, including labor and industry, Act 250, Wastewater Management Division. The problem with the requirements is that if a violation should occur on the State level the violation would also default to the Town permit. The question is whether the Town wants to deal with those possible situations.

**MOTION by Mr. Monte, seconded by Mr. Markolf to require the applicant to obtain public water supply approval from the State, must supply the Warren Zoning Administrator with copies of the permit, all permit amendments, and all violation notices issued on those permits or amendments. VOTE: unanimous; motion carried.**

Mr. Monte noted that he would be willing to reconsider his motion if sufficient information is subsequently submitted to determine the requirement to be unnecessary.

PARKING LAYOUT, TRAFFIC, ROADS & PEDESTRIAN ACCESS – Mr. Lisai introduced the updated site plan, which includes:

- Access Road re-alignment
- Village Road/Access Road "T" intersection realignment
- Phase II of the project removed from the site plan
- Re-alignment of the Fire House intersection
- Small adjustment to the building footprint
- Parking lot access/exits at the Inferno Road intersection

Mr. Lisai presented three different options to address the Fire House intersection. The traffic engineers are still discussing best options. They are also still working on parking lot flow (load and unload) patterns. The applicant realizes the mailboxes by the Fire House may need to be relocated. There was some discussion about relocating the Fire House to the lot where the Resort store their road equipment, sand and salt, which is up the Village Road a short distance. There is no room to accommodate the Fire House down by CB1. Mr. Markolf suggested approaching Mad River Valley Ambulance to see if they would be interested in keeping an ambulance up at the ski area.

It was determined that moving the Fire House was a discussion the applicant should first have with the Fire Department.

The group moved on to discussion of parking lots and vehicle accommodations.

Main Parking lot(s) count:

Lincoln Peak Hotel/Base Area  $\approx$  1721 spaces

Grand Summit Hotel  $\approx$  1699 spaces

Existing  $\approx$  1250 spaces

Village Lot count:

Lincoln Peak Hotel  $\approx$  92 spaces

Grand Summit Hotel  $\approx$  101 spaces

Existing  $\approx$  ? spaces (unknown)

Lincoln Peak's comfortable carrying capacity (CCC) is 3640 skiers.

One parking space is needed for every 2.6 skiers and every 1 employee. The Warren House/Sam Rupert's parking lot is used on peak days and will accommodate 80-90 vehicles. The lot was used 2 days during the 00/01 ski season and not used during the 01/02 ski season.

When asked by the board, Mr. Zschaler responded that parking was always a concern for the Planning Commission during the Grand Summit Hotel review. Resource Systems Group, who performed the 1996 traffic study, will be re-evaluating the proposed site plan and current skier day figures. The applicant has submitted a letter from Resource Systems Group, dated 12/18/02, outlining differences between the GSH and LPH projects and discussing initial findings and future research needs.

Updated traffic information will be submitted once finalized.

The applicant proposes to pave main roads, major parking lot in/out routes, and the Village parking lot. The remaining lots and feeder roads will be gravel.

Pedestrian traffic through the parking lot will be along the roadways. Mr. Behn suggested running a pedestrian path up the middle of the lot. Mr. Ackland responded that the lot would be tiered with storm water gardens separating each levels. Constructing a pedestrian walkway would require bridges over the storm water gardens, which could be difficult to navigate in ski boots.

The jitneys will continue to transport pedestrians through the parking lot and shuttle busses for the longer trips (lower lot F and lots H and I). Pathways are planned around the perimeter of the lot and maintained in the winter.

Mr. Monte suggested the board may wish to re-visit the shuttle bus scheduling after a period of time if issues or questions arise after the lower lot has been used. Mr. Lisai stated the lower lot would not be used at all times, only during peak periods.

The summer field will be a usable recreational space and re-sodded on an annual basis. It will be parking for the winter season.

There was some discussion about the pedestrian path connecting the Sugarbush Inn and the Grand Summit Hotel, which was a condition of that permit. Mr. Ackland stated that the current proposal incorporates paths and nature trails that do lead to the Inn, but not on the same alignment as the path discussed with the Town in conjunction with the GSH. The proposed paths and trails will connect the hotel to the base area, administration buildings, Inn, and golf course. The applicant anticipates the paths will be constructed during the initial site work for the project. The paths will be gravel and/or wood chips cover in the summer and packed snow in the winter. The purpose of the paths and trails is to encourage interconnection between the resort and abutting properties and will be open to the public. The applicant supports the inclusion of the paths and trails and feels they will be a positive amenity for the Resort.

The Access Road/Inferno Road, Access Road/Village Road, and Access Road/Lower Parking lot access intersections were discussed. Again traffic engineers are reviewing the updated plans. Approximately 250 feet separate each of the three intersections.

UTILITIES – all utilities will be buried under ground, including power, propane tanks and lines, telecommunication lines, and water lines. Any easements would be adjusted with the road realignment as needed. Some existing utilities poles will be removed. The board requested that the driveway to Village Gate be included on the site plan.

The applicant is exploring the possibility to remote locate the heating and cooling facilities for the hotel at the CB1 location. The snowmaking facility produces abundant heat and using that to heat the hotel may be economical. Feasibility is under consideration.

Mr. Lisai has been meeting with the Friends of the Mad River, on a monthly basis to discuss the Hotel Brook restoration portion of the project.

The applicant is working with the State on their water quality remediation project.

Mr. Monte requested a list of the old permit conditions the applicant wish to retain and those they wish to eliminate.

Mr. Behn requested that applicant put more thought into how pedestrians will safely and efficiently move through the parking lots.

Mr. Monte asked if the applicant would be amenable to a condition requiring the resort to allow path connectivity to abutting properties and projects.

There was some discussion about how to better accommodate the mailboxes in the event they need to be moved. A structure that is convenient and offers improved security may get more use.

Mr. Markolf requested copies of the parking count details.

The board briefly discussed the Ski-Back and Out to Lunch trails, the re-grading that will be necessary, and the change in ski access to and from the village. The trails rely on natural snow rather than snowmaking, because the homeowners object to the noise from the snow guns. Mr. Blythe raised concern with the final grading and plans for the Ski-Back and Out to Lunch trails. The Mountainside Board has not discussed the plans. The proposed grading has more of an uphill slope, which will be an inconvenience for the users.

The board decided to defer the discussions of the Ski-Back and Out to Lunch trails until the building plans are final.

Mr. Lisai state that the grading plan is designed to accommodated summer use as well.

**MOTION by Mr. Monte, seconded by Mr. Robinson to grant conceptual approval for the parking layout, utilities, traffic, roads and pedestrian access, with an expectation that we will add a requirement that a provision be included to allow connectivity of the pedestrian paths and nature trails with abutting properties; that pedestrian access within the parking lots may need to be further addressed; the board reserves the opportunity at a future time to re-examine the provision of the shuttle service to Lot F; and final plans for the Fire House intersection, including provision for the mail boxes, remain to be considered. VOTE: unanimous; motion carried.**

**MOTION by Mr. Monte, seconded by Mr. Markolf to continue the Conditional Use and PUD Review for the Lincoln Peak Hotel to January 15, 2003 at 7:30 p.m. VOTE: unanimous; motion carried.**

**IV. OTHER BUSINESS**

**MOTION by Mr. Markolf, seconded by Mr. Behn to approve the December 4, 2002 meeting minutes as corrected. VOTE: unanimous; motion carried.**

**V. ADJOURNMENT**

**MOTION by Mr. Markolf, seconded by Mr. Behn to adjourn the meeting. VOTE: unanimous; motion carried.**

The meeting adjourned at 10:45 p.m.

Respectfully submitted,  
Margo B. Wade  
DRB/PC Assistant

**DEVELOPMENT REVIEW BOARD**

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Chris Behn (date)

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Eric Brattstrom (date)

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Lenord Robinson (date)

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David Markolf (date)

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Peter Monte, Chair (date)