

**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
DECEMBER 8, 2003**

**MEMBERS PRESENT:** Clayton Cormier, Chair; John Donaldson, Jim Sanford.

**OTHERS PRESENT:** Margo Wade and Jason Lisai, Sugarbush Resort Planning; Barry Simpson, Clayton Cormier Jr; Shannon M. Hill, DRB/PC Assistant.

**AGENDA:**

- 1) 7:30 PM Call to Order
- 2) Sign Minutes from Nov 24<sup>th</sup>
- 3) 7:35 Pat Pinkston - Mad River Valley Affordable Housing Coalition Update
- 4) 7:50 Sugarbush Resort - Town Plan Update Discussion
- 5) 8:20 Town Plan Update, Chapter 5, Power of the People
- 6) 9:15 Review PC and DRB Budget for 2004
- 7) Other Business

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**I. CALL TO ORDER**

The Planning Commission could not conduct a formal meeting due to a lack of a quorum. Since people were scheduled to present during the meeting, they decided to have an informal discussion and make no decisions.

**II. SIGNING OF MINUTES**

No minutes were signed due to a lack of a quorum.

**III. MAD RIVER VALLEY AFFORDABLE HOUSING COALITION**

Ms. Hill reported that Pat Pinkston was ill and unable to attend the meeting. Ms. Wade offered to update the board on the MRVHC's recent efforts. Ms. Wade noted that the MRVHC has been concentrating on following the successful model of the Upper Valley Housing Coalition. They hope that through voluntary contributions from the valley businesses they can build up a housing fund. The housing fund would be used to purchase land in the valley for affordable housing developments.

Ms. Wade also noted that the coalition has held a number of successful public forums over the past year. Mr. Cormier recommended the coalition talk to the Selectboard about including an annual budget appropriation to support affordable housing in Warren.

**IV. SUGARBUSH RESORT PLANNING DISCUSSION**

Ms. Wade and Mr. Lisai came before the board to discuss the future plans for Sugarbush Resort. Mr. Lisai reported that the Town Plan was helpful during the local and Act 250 permitting process for the Lodge at Lincoln Peak. He stated that the Sugarbush Village Commercial District has allowed Sugarbush more flexibility for planning in the base area.

Ms. Wade and Mr. Lisai explained that the Lodge at Lincoln Peak development is only Phase 1 of their long term development plan. They would like to move all of the

departments closer together into a few core areas on the mountain. They have already begun the process by moving the administrative staff up to the base area.

Sugarbush has also begun planning for the forested parcels they own. They hired a forester to develop a forestry management plan and have entered two parcels in the Town of Warren equaling approximately 165 acres into the state current use program.

Ms. Wade noted that the base area parking lot is split into two different zoning districts, the Sugarbush Village Commercial and the Sugarbush Vacation Residential that should be changed. She also noted that during the last zoning amendment the Warren Planning Commission had discussed expanding the Vacation Residential District. Mr. Cormier requested the Sugarbush staff submit written comments on the Town Plan.

**V. TOWN PLAN UPDATE**

Since the PC did not have a quorum they decided to wait until the next meeting to discuss the Town Plan Chapter 5.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,  
Shannon M. Hill  
DRB/PC Assistant

**PLANNING COMMISSION**

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Clayton Cormier, Chair (date)

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John Donaldson (date)

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Jim Sanford (date)