

**TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING  
WEDNESDAY JANUARY 17, 2007**

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Members Present: Peter Monte, David Markolf, Lenord Robinson, Virginia Roth and Bob Kaufmann.

Others Present: Alec Newcomb, Don Swain, Susan Hemmeter, Mike Krongel, Erin Post, Margo Wade, Jason Lisai, Bob Ackland, Ron Zschaler, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order 7:00 pm

- 1) Application **2007-01-SD**, Danforth and Alexander **Newcomb**, Nine Lot Subdivision, off the South End of Main Street (# 839), Warren Village The applicant, Danforth and Alexandra Newcomb, seek Sketch Plan Review, Article 6, §6.2 for a Major Subdivision, 9 lots off Main Street VT. Route 100 and Fuller Hill Road in the Rural Residential (RR) and Warren Village Historic (WVR) Residential Districts. This application requires review under Article 2, Zoning Districts & District Standards, Table 2.2, Rural Residential District and Table 2.3 Warren Village Historic Residential District, and Article 6, Subdivision Review § 6.1, 6.2 Sketch Plan Review. Of the Warren Land Use and Development Regulations
  
- 2) Application **2007-01-PRD**, The Lincoln Peak Base Area Redevelopment Project – Phase II The applicant, **Summit Ventures**, seeks a preliminary review for amendments to Permit #2005-01-PUD/2005-01-CU issued by the Town of Warren Development Review Board on May 13, 2005. Changes contemplated under this application include reconfiguration of the previously approved Building A4 (Family Center) and creation of Parcel 1C. The reconfigured building will be called Building A4a and will house ski area related facilities and services (ski school, day care, rentals, etc.), residential units on the upper levels and underground parking. Building A4a will be located on the same site as the previously approved Building A4 and the current location of the Interim Village (approved under Minor Amendment to #2005-01-PUD/2005-01-CU granted 9/21/2005). Existing buildings housed within the Interim Village will be removed.
  
- 3) Other Business:
  - a) Review and approve Minutes from December 6th, 2006
  - b) Review & sign decisions, mylars

Mr. Monte called the meeting to order at 7:07 pm.

- 1- Application **2007-01-SD**, Danforth and Alexander **Newcomb**, Nine Lot Subdivision, off the South End of Main Street (# 839), Warren Village.

Mr. Swain, representing the Newcombs, gave the Board an overview of the proposed subdivision. The Newcombs own 84 acres that run from Main Street to up Fuller Hill Road. They propose to create five lots that will be accessible from Fuller Hill and two lots adjacent to their current home accessed by Main Street. The eighth lot will be for their own home, and the ninth lot is actually a lot line adjustment along Fuller Hill Road where the road when installed did not follow the property lines and a small piece will go to the Grants. The two lots off of Main Street will be accessed by an existing road cut know as Snow Road. Mr. Swain also stated that there is a road cut permit from 1987 for access off of Fuller Hill for the proposed five lots there. There will be a combination

of both individual wastewater systems as well as a common system and all homes are being asked for permitting for 5 bedrooms. Mr. Swain said there should be no question of capacity based on the boring samples. The Newcombs are not part of the Town wastewater system.

Mr. Swain also informs the Board that there will be the standard covenants that will also include a provision to protect conservation areas. Not yet shown, a future site plan will have the building envelopes defined as well as clearing limits. Mr. Swain said he had meet with the Warren Fire Dept. who has asked for either a fire pond or for the home to be required to have sprinkler systems. There does not appear to be the potential for a fire pond on the property but there may be the possibility of utilizing the pond on the Grant's property though it is some distance away.

Mr. Swain explained to the Board that when the Newcombs acquired the land from the Snows that there were two stipulations in the deed: one for the accommodation of the trailer being allowed to remain for one year, (it encroaches on the property line) and two, a provision for an easement for the septic system that serves both the trailer and Marion Snow's house that is partially on the Newcomb parcel. Mr. Malboeuf asked about the stream that appeared on the upper lots and if crossing it would require State approval. Mr. Swain replied that he had spoken to the state and that this stream was not under State jurisdiction, but that guidelines for any culvert work would have to be followed. Mr. Markolf started the "laundry list" of items the Board would want to see at the next hearing:

- Copy of covenants & deed restrictions
- Road profiles
- Erosion control plan
- Primary & Secondary Conservation areas indicated on site plan
- Building envelopes and cutting /clearing zones indicated on site plan
- A site visit was scheduled for Saturday February 17<sup>th</sup> at 9am.

Mr. Monte asked the Board if they had any feelings about whether or not to limit any further subdivision of the three proposed lots (lots 6,7 & 8) of approx. 11 acres each off of Main street since they were so close to Warren Village where the density is much higher. Mrs. Roth commented that she didn't think it was consistent with the Town Plan to have such large lots in that location. Mr. Robinson asked if the contours of the land would even lend itself to higher density. Mr. Swain replied that part of the area questioned would not be suitable for higher density and also noted that with the exception of a very small piece that the parcel was zoned Rural Residential. Mrs. Roth said that even though it was not in the Warren Village Residential zone that it's proximity to the Village should make it subject to the characteristics of the Village. She asked if they could hook up to the Town Wastewater system. Mr. Robinson said that he didn't think they would need to as they had good soils for private systems. Mr. Monte noted that the Board would only have a say as to further subdivision based on how the covenants were worded and if they approved them or not.

Mr. Monte asked if there was any comment from the public. Ms. Hemmeter echoed Mrs. Roth's sentiment that the Town Plan called for higher density in the Village and with this property's proximity to the Village that a development project that was more clustered and neighborhood like would be more appropriate versus the large single family lots proposed. Mr. Newcomb replied that the family had discussed that approach but that it had come down to basic economics and what worked best for them. Mrs. Roth asked if the applicant could possibly revisit their plan and see what they could do to have it relate more to the Village. Mr. Monte said he'd rather see a conceptual idea that shows a road layout and building plan that might take place at a later date. He continued to say that he did not think the Board could tell the family how to develop their land, but could ask to do so in such a way as to not preclude a higher density years down the road after they had moved on.

The Board adjourned the hearing until Wednesday February 21, 2007 at 7 pm.

- 2- Application **2007-01-PRD**, The Lincoln Peak Base Area Redevelopment Project – Phase II The applicant, **Summit Ventures**, seeks a preliminary review for amendments to Permit #2005-01-PUD/2005-01-CU issued by the Town of Warren Development Review Board on May 13, 2005.

Mr. Ackland and Mr. Lisai came before the Board to share the changes they had made to the next phase of development for the Redevelopment Project at Lincoln Peak. They are currently approved for a building known as A4 or the Family Center. As Mr. Lisai explained, they have revised their plan to take the A4 building and reduce the size but have it house the same functions as originally stated – guest services, ski school, rentals, daycare, restrooms and retail. This will now be known as Building A4a. A new building, A4b is proposed to replace the partially approved Building B1. This building will be for approx. 39 or less residential units.

The site plan also shows a new Building B1a and B1b. As Mr. Lisai explained, these are conceptual at this point and are only on the site plan to give the Board an idea of the long-range plans. They currently would be programmed for residential use.

Along with the new A4a and A4b buildings is also the execution of the approved realignment and replacement of the Village Chair lift and improved beginner areas. When asked of the anticipated time frame, Mr. Lisai stated that if all goes as planned, they would proposed commencing in April 2007 on Building A4a with occupancy by December 2007 and getting enough done on A4b by December to work on the interior over the winter months. Mr. Monte asked what was being excluded with the downsizing of the Family Center (Bldg A4, now A4a). Mr. Lisai said that food service was greatly reduced in revamping the Family Center.

Mr. Monte also asked about architectural elements and elevation drawings. Mr. Lisai said they would have to come back once they have all that put together. It was also asked as to the status of a request from the Fire Department for assistance on acquiring additional equipment specifically for fighting potential fires at the mountain. Mr. Lisai said that they had an agreement with the Fire Dept. regarding Claybrook. Mr. Malboeuf also noted that the Select Board would be looking at traffic, safety and workforce housing issues with any additional development proposed at the mountain.

When asked if the public had any comment, Mr. Zschaler said his comments were unrelated to this but involved the Sugarbush Village parking lot. Specifically, it was in regards to the existing permit and the location of jersey barriers. Mr. Lisai said that he felt he and Mr. Zschaler could work out the issue. Mr. Monte also brought to the attention of the applicants a letter he received from a Ms. McKeon, an owner of a Mountainside unit, who was in opposition of any further development of the base area based on size, scale, and its interference with the adjacent condo units and Sugarbush Village.

Mr. Lisai did not know when they would be ready to come back, but would let the office know as soon as they could. As this was just a courtesy update, not an actual application, the “hearing” was adjourned until further notice.

Mr. Monte adjourned the meeting at 8:55 pm after the Board signed some minutes, decisions and mylars. The next meeting is scheduled for Wednesday January 31, 2007 at 7:00 pm.

Respectfully submitted,

Ruth V. Robbins  
DRB/PC Assistant

