

**TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING  
MARCH 12, 2003**

- MEMBERS PRESENT:** Chris Behn, Eric Brattstrom, David Markolf, Peter Monte, Chair; Lenord Robinson.
- OTHERS PRESENT:** Bob Ackland, Jason Lisai, Whitney Aldrich, Ted Williams, Sugarbush Resort; Michael Kroposki, Ron Zschaler, Miron Malboeuf, Henri Borel, David Blythe, Margo Wade, 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:
    - Fire protection - §7.6(B) & Municipal services - §7.6(A)
  - 3) **Elect Officers**
    - a) Chair, Vice Chair and Secretary
  - 4) **Other Business:**
    - a) Signing of minutes and decision
    - b) Discuss time frame for deliberation so it can be warned.

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**I. CALL TO ORDER**

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

**II. PUBLIC HEARING**

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

**APPLICANT COMMENTS**

Additional Material Submitted:

- Completed PUD worksheet
- Lighting Schedule
- Final Traffic Analysis
- Revised Stormwater Plan
- Erosion Control Plan / Construction Narrative
- Stormwater Management Narrative / Snow Management Plan
- Economic and Fiscal Analysis
- Village Parking Lot Car Count
- Fire Protection Plan

**Community Services and Facilities**

Mr. Lisai guided the board through Section 7.6, Exhibit 20 from the Summit Ventures NE, LLC Planned Unit Development Application. Richard W. Heaps of Northern Economic Consulting, INC, prepared this 60 page document titled “Economic and Fiscal Impact of the Proposed Hotel at Lincoln Peak of Sugarbush Resort”. Mr. Lisai stated, based on the conclusions of the study, the proposed Hotel at Lincoln Peak would not place an unreasonable burden on the ability of the Town of Warren to provide municipal, governmental and educational services and facilities. Sugarbush agrees with most of the findings in the report.

Mr. Lisai pointed out the highlights of the report including:

- Addition of 6 students between 2004-2010.

- Increase of approximately \$9,000 in additional municipal costs.
- Net benefit of \$256,000 in tax revenue to the Town of Warren.

The board expressed concern about the impact on municipal services in Waitsfield. The economic analysis concludes that the taxes will increase slightly in Waitsfield over the next ten years.

#### Fire Protection Facilities

Mr. Lisai presented the Fire Protection Plan for the hotel. A plan view map indicating the location of fire hydrants in reference to the hotel and parking areas, overlaid on an ortho photo, was presented to the board.

Mr. Lisai reported there have been two meetings between Sugarbush and the Warren Fire Department, yet there are still a few unresolved issues. They will be meeting again soon and should have a decision and final plan within a few weeks. The Fire Department has concerns about access to the hotel, underground parking and adequate water pressure.

According to the Fire Protection Plan, the fire department does not have road access to the Northeast corner of the hotel. Sugarbush has proposed a storage facility be located in the remote location to store fire-fighting equipment such as hoses and ladders. The board is still concerned about having adequate pressure in the water lines without a fire truck at this location.

Sugarbush intends to follow all local, state and federal design standards, codes and rules abiding Labor and Industry and FPA regulations and is willing to make modifications to accommodate the volunteer fire department.

The hotel's fire protection water supply is provided by the domestic water supply for the hotel with backup supplies from the Valley House intake and snowmaking system. This water storage area was sized to provide both water supply and fire protection and is approximately 250,000 gallons.

Details on the electrical, sprinkler and mechanical design of the hotel are not complete. The fire department will be trained on the workings of hotel mechanical rooms. Mr. Markolf recommended a subgroup of the volunteer fire department be involved during the construction of the mechanical rooms so they would know how the room operates.

Mr. Ackland feels that since the building will be built to code, the recommendations of the fire department are arbitrary. He further argues that there are buildings all over the world where there is only access to one side.

The board will leave the fire protection subject open until they have the final plans from Sugarbush and the recommendations from the fire department.

The plans for the new fire station have not yet been finalized. The board would be willing to grant an application without these final plans, and reserve the right to review the final fire station design before the completion of the hotel construction.

Open Space and Common Land:

Mr. Lisai believes the National Forest Land and other outdoor recreational facilities and walkways meet the parks and playgrounds requirement. The percentage of land dedicated to recreation has not been calculated.

The four existing outdoor tennis courts near the SHARC will remain intact.

Future Plans:

Mr. Monte notes that, other than items that have been left open, the Summit Ventures NE, LLC (d/b/a Sugarbush Resort) – Conditional Use Review and PUD Review for the Lincoln Peak Hotel hearings are complete. He suggests starting the deliberation session at the next DRB meeting on March 24, 2003.

The construction sequence has not been submitted yet.

The board needs to discuss for which projects and how much money they would like for bond posting.

Mr. Blythe would like to have the opportunity to review and / or recommend conditions to be placed in the Findings of Facts and Notice of Decision before it is finalized. Mr. Lisai will be submitting Sugarbush's proposed Findings of Facts and Notice of Decision by March 19, 2003 to the DRB.

Mr. Monte suggests the public have one week to review the proposed Findings of Facts and Notice of Decision and make recommendation, in writing, to the Development Review Board by March 27, 2003. Sugarbush will have a week to review the public recommendations and make any comments to the DRB by April 9, 2003.

Sugarbush Village Parking Lot

Mr. Borel is concerned about the lack of visibility of Sugarbush Village from the ski slopes. He would like skiers to be able to ski directly from the ski slopes to the covered bridge in the village. As planned, there would be trees blocking part of the area skiers currently use to get from the ski slopes to the village.

Mr. Lisai noted there would be an arched walkway though the hotel to guide skiers to the village.

Mr. Zschaler is concerned that the Sugarbush Village parking area will be taken over by day skiers. He would also like the applicant to submit the following:

- Existing parking lot capacity.
- Hotel descriptive schematic – listing square footage of building and number of 1,2 and 3 bedroom units.
- Documentation of when the unit ownership week would start (Friday, Saturday or Sunday).
- A parking lot management plan that indicates how the Sugarbush Village parking lot will be managed and who is responsible for controlling access to the lot.
- Snow removal plan.

- Construction sequence plan.

Mr. Monte expressed concern about day skiers parking in the village parking lot, thereby denying access to businesses in the village. Sugarbush has monitored the number of cars in the parking lot over the winter and have found up to 73 cars in the lot, with an average of 33 cars in the lot. Mr. Zschaler has counted up to 135 cars in the village parking lot.

The revised plan includes 92 parking spaces, which is less than the existing capacity. In order for Sugarbush to comply with stormwater, setbacks and other regulations some parking spots must be sacrificed.

There is an existing Parking Management Plan that will be modified in the future as needed. Currently, Sugarbush uses the village parking lot for overflow from the main lot on peak days. The proposed plan increases the total parking capacity at the mountain as a whole.

Sugarbush owns and pays to maintain the village parking lot. There is question about whether the village businesses and condominium units in the village have deeded rights to park in the lot.

Mr. Zschaler presented a drawing of his proposal for the parking lot design, which moved the entrance to the underground parking next to the service area in an effort to increase the traffic flow. He presented photographs that demonstrated the difficulty delivery trucks and the local bus have getting through the parking lot.

The board was concerned about the traffic flow in the village parking lot and requested that Sugarbush reconsider the location of the underground parking entrance. The board also discussed the proposed truck parking area, which would eliminate the possibility of skiing from the slope to the village covered bridge.

Mr. Zschaler also proposed an alternate road to decrease the traffic passing the Sugarbush Village parking lot. This road would begin on the Sugarbush Access Road, go past the Sugarbush Health and Racquet Club and up the Sports Center Drive to the four way intersection on Village Road, which he proposes be a four-way stop intersection.

**Motion by Mr. Behn, seconded by Mr. Monte, to recess until March 27, 2003.  
VOTE: unanimous; motion carried.**

### **III. Elect Officers**

**MOTION by Mr. Markolf, seconded by Mr. Robinson, to nominate Mr. Monte for Chairman of the Development Review Board. VOTE: unanimous; motion carried.**

**MOTION by Mr. Behn, seconded by Mr. Monte, to nominate Mr. Markolf for Vice Chairman of the Development Review Board. VOTE: unanimous; motion carried.**

**MOTION by Mr. Markolf, seconded by Mr. Behn, to nominate Ms. Hill for Secretary of the Development Review Board. VOTE: unanimous; motion carried.**

**IV. Other Business**

**Motion by Mr. Markolf, seconded by Mr. Behn to accept the site plan map as submitted by Mr. Hickey indicating the location of the deeryards on Parcel #001-003-100. The site plan map is required as a condition of subdivision review #1993-7-SD before any development can take place. VOTE: unanimous; motion carried.**

**V. ADJOURNMENT**

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

The meeting adjourned at 10:35 p.m.

Respectfully submitted,  
Shannon M. Hill  
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 (date)

Cc: Applicant  
MRVPD  
Town Clerk  
Consultant  
Interested parties  
Applicant File  
Post