

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
MAY 14, 2003**

MEMBERS PRESENT: Peter Monte, Chair; David Markolf, Vice Chair; Lenord Robinson, Eric Brattstrom, Chris Behn
OTHERS PRESENT: Bob Ackland, Jason Lisai, Margo Wade, Sugarbush Resort; Alan Hartshorn, 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) **Municipal Wastewater Contract Approval**
 - 4) **Other Business:**
 - a) Signing of minutes and decisions

I. CALL TO ORDER

Mr. Monte called the meeting to order at 7:42 p.m.

II. 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 by Applicant:

- Exhibit 23 – New Potable Water Facilities dated May 6, 2003
- Exhibit 29 – Overall Subdivision Plan dated April 17, 2003
- Exhibit 31 – Declaration for The Lodge at Lincoln Peak Condominium
- Copy of the VT Board of Health License for Chez Henri
- Correspondence between The Warren Fire Department and Sugarbush dated May 12, 2003 & April 14, 2003

Other Material Received:

- Letter of Support from Warren Fire Department dated May 14, 2003

FIRE PROTECTION SERVICES:

The Warren volunteer Fire Department has submitted a letter indicating they support the Lodge at Lincoln Peak project and its associated infrastructure.

In addition to building a new fire station for the Town of Warren Fire Department, Sugarbush has agreed to pay \$39,285.72 per year for seven years (total \$275,000) toward the purchase of a platform aerial vehicle for the fire department. Sugarbush would like the option of fundraising to acquire the money and have stated that any fundraising effort employing the Warren Fire Departments name will be limited to those fund raising efforts associated with the purchase of a platform aerial vehicle. Mr. Hartshorn, the Warren Fire

Department Chief, stated that a platform aerial fire truck would cost approximately \$650,000 new and \$400,000 used.

Mr. Hartshorn feels that the existing fire trucks are inadequate to provide emergency access to the Lodge. The platform aerial truck would increase the accessibility to parts of the Lodge that the existing fire trucks cannot access.

Mr. Hartshorn also expressed his concerns about how the money would be raised by Sugarbush for the fire truck. He would like the Fire Department to have some control over the fund raising efforts, if the Warren Fire Department's name is going to be used. He feels that people who donate funds will think that they are giving directly to the fire department, and if the fire department has to raise their own funds for a portion of the truck the two would be competing for funding.

The DRB would like to encourage the Town of Warren and Sugarbush to work together toward fundraising for the fire truck. However, the DRB does not have the authority to authorize the use of the Warren Fire Department's name.

Motion by Mr. Brattstrom, seconded by Mr. Markolf, that Sugarbush must make a specific proposal to the Town of Warren by January 1, 2004 as to how they would like to conduct the fund raising for the portion they have agreed to pay toward a platform aerial vehicle. If the Town and Sugarbush have not reached a mutual agreement by July 1, 2004 as to how to proceed with the fundraising for a platform aerial vehicle than the amount that Sugarbush must pay per year will be reduced to \$12,500 for seven years (total \$87,500). If the Town of Warren and Sugarbush do come to a mutual agreement than Sugarbush will be required to pay to the Town of Warren \$39,285.72 per year for seven years (total \$275,000.00) toward the purchase of a platform aerial vehicle.

Mr. Brattstrom amended his motion to change the amount that Sugarbush would be required to pay to \$26,000 for 7 years (total \$182,000) if the Town of Warren and Sugarbush do not reach a mutual agreement by July 1, 2004 as to how the funds should be raised for the new fire truck.

Mr. Brattstrom amended his motion again to change the amount that Sugarbush would be required to pay to \$20,000 for 7 years (total \$140,000) if the Town of Warren and Sugarbush do not reach agreement by July 1, 2004 as to how the funds should be raised for the new fire truck. VOTE: unanimous; motion carried.

The motion was also amended to include the following language: Sugarbush must proceed in good faith and use their best effort in resolving the issue with the Town of Warren. VOTE: unanimous; motion carried.

Applying for grants using the Warren Fire Department's name would not be an option for Sugarbush, only publicly solicited funds.

Mr. Hartshorn feels that there will also be more accidents that the fire department will need to respond to. Mr. Lisai responded that ski days have dropped in recent years so even if the skier day's increases, it is unlikely they will increase from their peak of 415,000 skier days in a year.

While the DRB understands Mr. Hartshorn concerns, they feel that the Lodge at Lincoln Peak will have little effect on most municipal services, with the exception of the fire protection services. The DRB feels that the fire safety issue has been resolved.

FIRE BUILDING DESIGN

Mr. Lisai presented the plans for the new fire station. The Warren Fire Department has reviewed the plans and is happy with the design.

Motion by Mr. Monte, seconded by Mr. Markolf, to approve the layout and design of the Fire Station with the exception that the front door will be 14 ft², the front drive will be paved to the Access Road, there will be no more soft wood trees and the location of the building will not change by more than 30 feet in any direction. VOTE: unanimous; motion carried.

Mr. Behn requested that since the town will maintain the new fire station that it be as low maintenance as feasible.

REVIEW THE DRAFT FINDING OF FACTS & NOTICE OF DECISION

The DRB reviewed the Draft Finding Of Facts & Notice Of Decision and incorporated the following findings:

- **Based on the 2002 tax rate, and a value of \$75,000,000 the property would generate approximately \$265,000 in real estate tax.**
- **Sugarbush will donate \$76,000 toward local affordable housing.**
- **Through 2010 only 6 school children will be added to the school system. The school system has the physical capacity to absorb these students.**

III. Municipal Wastewater Contract Approval

The DRB informed Ms. Hill that they had already reviewed and approved the municipal wastewater contract at a prior meeting.

V. OTHER BUSINESS

a) Approval of meeting minutes

MOTION by Mr. Markolf, seconded by Mr. Brattstrom, to approve the April 23, 2003 meeting minutes as submitted/corrected. VOTE: unanimous; motion carried.

VI. ADJOURNMENT

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

The meeting adjourned at 10:15 p.m.

Respectfully submitted,
Shannon M. Hill
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

Chris Behn (date)

Eric Brattstrom (date)

Lenord Robinson (date)

David Markolf (date)

Peter Monte (date)