

**TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING  
May 28, 2003**

- MEMBERS PRESENT:** Peter Monte, Chair; David Markolf, Vice Chair; Lenord Robinson, Eric Brattstrom, Chris Behn.
- OTHERS PRESENT:** Margo Wade, Jason Lisai, Bob Ackland, Sugarbush Resort; Miron Malboeuf, Zoning Administrator; Shannon Hill, DRB/PC Assistant.
- AGENDA:**
- 1) 7:00 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
    - Sign Decision
  - 3) Signing of Minutes & Decisions

---

**I. CALL TO ORDER**

The meeting is called to order at 7:05.

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

**APPLICANT COMMENTS**

New Material Received:

- Memorandum from David Blythe dated May 27, 2003 titled Lodge at Lincoln Peak Project; Mountainside Condominium Association's Proposed Permit Condition Relating to Ski-Over Access; 1 page.
- Memorandum from David Blythe dated May 27, 2003 titled Lodge at Lincoln Peak Project; Sugarbush Village Real Estate's Comments on Applicant's May 15, 2003 Proposed Permit Conditions Relating to Parking and Signage

The DRB discussed the Memo received from Mr. Blythe in response to Sugarbush Village Real Estate's Comments and decided the items had already been discussed.

**SKI-OVER ACCESS**

The DRB reviewed the Mountainside Condominium Association's comments as presented in Mr. Blythe's memo. They decided to incorporate some language to clarify that under the covered section of the path would be of a "ski able" material. However, the applicant is not required to make snow on any of the paths between the ski area and Sugarbush Village in order to accommodate skiers.

**BOND**

The DRB decided the \$3,000,000 is the appropriate amount of a bond for the project, as determined by the applicant. This amount is approximately half of the total site work and is the maximum restoration cost at any time. The applicant determined the amount based on the construction sequence and estimated site work costs.

### **SIGNS**

All new signs will require a zoning permit from the Zoning Administrator. The two signs the DRB is requiring the applicant to submit a design of before the commencement of construction are:

- 1) The sign leading vehicle down the Access Road and away from Inferno Road
- 2) The sign leading pedestrians through the Lodge and to the Village.

### **# OF PILLOWS IN THE LODGE**

Mr. Malboeuf had attempted to calculate the number of pillows based on the number of units, and bedrooms in each unit. However, he miscalculated the number of pillows, which are accurate as stated in the decision.

### **GENERAL DISCUSSION**

The board went through the most recent DRAFT Finding of Facts and Notice of Decision. They reviewed the document and imposed minor revisions throughout the decision.

**MOTION by Mr. Markolf, seconded by Mr. Behn, to approve the Subdivision and PUD application containing the construction of a Lodge and condominium complex consisting of three buildings; associated lodging, conference, retail and dinning components; under ground parking and parking lots; domestic water supply and fire protection, construction of a new Fire Station and removal of existing Fire Station, pedestrian path network and trails, relocation and restoration of the Hotel Brook and riparian zone, "ski-back trail," and roads subject to the conditions stated in the Finding of Facts and Notice of Decision as signed May 28, 2003. VOTE: unanimous; motion carried.**

### **V. OTHER BUSINESS**

a) Approval of meeting minutes

**MOTION by Mr. Monte, seconded by Mr. Robinson, to approve the May 14, 2003 meeting minutes as submitted/corrected. VOTE: unanimous; motion carried.**

### **VI. ADJOURNMENT**

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

The meeting adjourned at 9:37 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)