

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
WEDNESDAY SEPTEMBER 7, 2005

000261

Members Present: Peter Monte, David Markolf, Chris Behn, Eric Brattstrom, and Lenord Robinson

Others Present: Geoff Slater, Joe Kasper, Dexter Lefavour, Jason Lisai, Margo Wade, Bob Ackland, Miron Malboeuf, Ruth Robbins

Agenda:

1. Call meeting to Order 7:00 pm
 2. Applications **2005-01-PRD, 2005-01-CU** Submitted by **Summit Ventures NE, LLC** (d/b/a Sugarbush Resort) for revisions to the permit construction schedule and the addition of a temporary structure. The projects require review under *Article 5 – Development Review and/or Articles 6 & 7 – Subdivision Review and Articles 8 – Planned Unit Development Review of the Warren Land Use & Development Regulations.*
 3. Application **2005-09-SD**, Two Lot Subdivision submitted by **Darrell & Colleen Mays**, parcel ID 006003-300, on Two Ponds Road, 3.41± acres, for Preliminary Plan Review. This project is located in the Rural Residential District. This project requires review under Article 2, Table 2.2, Article 6, Subdivision Review, and Article 7, Subdivision Standards, of the Warren Land Use & Development Regulations. **Applicant Requested a Continuance**
 4. Application **2005-11-SD** for Sketch Plan Review (6.2), two-lot subdivision submitted by **Geoff & Lauren Slater**, for parcel id #028003-700 11 Acres off Beaver Lane Road in the Rural Residential District. This project requires review under Article 2, Table 2.2, Article 6, Subdivision Review, and Article 7, Subdivision Standards, of the Warren Land Use & Development Regulations.
 5. OTHER BUSINESS
 - a. Review and approve Minutes from August 17, 2005
 - b. Review and sign Findings of fact & Notice of Decision for application
 - i. Trihy 5- lot subdivision
 - ii. Pruitt Conditional use amendment
 - iii. Approve Maple's Condo Docs
- 1) Mr. Monte called the meeting to order at 7:04 pm.
 - 2) Application **2005-11-SD** for Sketch Plan Review (6.2), two-lot subdivision submitted by **Geoff & Lauren Slater**, for parcel id #028003-700 11 Acres off Beaver Lane Road in the Rural Residential District.

Geoff Slater gave an overview of his proposed 2-lot subdivision request. Of the 11 acres, he is planning to divide the property into two lots; one 3.27+/- acres which he has a buyer for, and the other 7.57 +/- acres which he and his wife will retain and build a house on. Access to the property is an easement over a Forest Service right-of-way off of Beaver Lane. There will be two driveways off of that right of way. Mr. Slater pointed out the two areas that were identified as class three wetlands and also showed that the proposed house sites were located away from those areas. It was mentioned that the previous owner of this parcel had attempted to market the property as a three-lot subdivision and had obtained a state wastewater permit, though had not applied for a town subdivision permit.

Mr. Malboeuf asked the Board if they thought they would want to make a site visit. Both Mr. Monte and Mr. Markolf felt that due to the existing wetlands that a site visit would be a good idea.

Mr. Monte asked if there would be any visibility of the project from Plunkton Road or from the Forest Service side. Mr. Slater answered that in order for there to be any visibility from Plunkton Road that a fair amount of clearing would have to take place, which they did not plan to do. From the Forest Service side of the property, where there is a large berm, the only view of Blueberry Lake would be from the second floor of the proposed dwelling.

Mr. Monte also asked if the applicant had thought about having a road maintenance agreement and strongly urged him to do so and in turn to provide a copy to the Development Review Board (DRB). The Board then gave the applicant a list of items to be flagged for the site visit: the proposed house sites, septic fields and where the driveway on Lot 1 crosses the wetlands. Mr. Markolf also informed the applicant that they would be looking at possible restrictions to tree cutting and if they had any specific plans to be prepared to speak up. The Board then discussed when they wanted to schedule the site visit and decided to view the site at 5:30 on Wednesday September 21, 2005. The Board also will do a site visit to the Cozzi project following the Slater visit, prior to the regularly scheduled meeting.

- 3) Applications **2005-01-PRD, 2005-01-CU** Submitted by **Summit Ventures NE, LLC** (d/b/a Sugarbush Resort) for revisions to the permit construction schedule and the addition of a temporary structure.

Jason Lisai came before the DRB to outline the proposed changes to the Lincoln Peak Base Area Redevelopment Project that has resulted in their request for an amendment to their permits. The changes under their amended application are: the order of construction sequence, relocating the temporary buildings to the A-4 Building footprint to act as an interim village, the addition of a 110' x 50' sprung structure, and some minor modifications to the Clay Brook Building.

Mr. Lisai went on to say that the Clay Brook Building, A-2/A-3, had been modified by pulling out the café space, adding one additional unit (now 61 units vs. 60) and manipulated the footprint slightly to locate the structure further away from Clay Brook. He went on to say that the construction schedule hadn't changed overall, but had just been reshuffled. As planned, parking lot G will be completed this fall but the Hotel Brook Restoration project has been moved from this summer to next summer.

Mr. Markolf asked that the Board be reassured about pedestrian safety and traffic control during the construction. Mr. Lisai said that there were no changes to the plans that they laid out this past winter during the permit process. Mr. Brattstrom asked how the State's new excavation rules would affect them. Mr. Lisai said they were submitting their erosion control plan next Friday and though they would be moving some dirt around the footprint that they had no plans to open up and additional areas. Mr. Lisai said they would provide the DRB with their ANR schedule.

As the amendment application is minor in nature and does not change the information contained in the documents submitted under the current permit, the applicant has requested a waiver from resubmitting previously submitted material. Such information includes application information, plan/plat mapping requirements and other supporting information and documentation.

MOTION by Mr. Markolf that the Board grants the waiver request as allowed under Article 6, § 6.1 (E). **SECOND** by Mr. Behn. No discussion. **VOTE:** all in favor, the motion carried.

Mr. Behn asked if the applicant could provide "specs" on the large sprung structure that they are adding to the Warren Fire Department. Mr. Lisai said that would not be a problem. In addition, Mr. Malboeuf asked if they had an extra large site plan map to give to the Fire Department as well.

MOTION by Mr. Monte that the Board approves the requested application amendment as submitted. **SECOND** by Mr. Brattstrom. **DISCUSSION:** Mr. Markolf asked the applicant if any of these changes affected the bond they had secured. Mr. Lisai said they did not. **VOTE:** all in favor, the motion carried.

4) OTHER BUSINESS

In other business the following motions were made:

MOTION by Mr. Monte to approve the Condominium Documents for The Maples as required by condition # 7 of the Findings of Fact & Notice of Decision signed January 7, 2004. **SECOND** by Mr. Brattstrom. **VOTE:** all in favor, the motion carried.

MOTION by Mr. Monte to continue the hearing of application # 2005-09-SD, a 2-lot subdivision submitted by Darrell and Colleen Mays, as requested by the applicant, until October 19, 2005. **SECOND** by Mr. Markolf. **VOTE:** all in favor, the motion carried.

MOTION by Mr. Monte to approve the minutes of August 17, 2005 and the Findings of Fact and Notice of Decision for application #2005-10-SD, Trihy 5-lot subdivision. **SECOND** by Mr. Markolf. **VOTE:** all in favor, the motion carried.

MOTION by Mr. Monte to approve the findings of Fact and Notice of Decision for Mr. Pruitt's amendment to Conditional Use permit # 2003-77-CU. SECOND by Mr. Markolf. VOTE: all in favor, the motion carried. (NOTE: Mr. Behn did not vote as he was not in attendance for the Pruitt hearing at the August 17th meeting)


The Board members also signed the mylar for the Sardi lot line adjustment, #2005-07-SD.

The meeting was adjourned at 8:17 pm.

Respectfully submitted,


Ruth V. Robbins
DRB/PC Assistant

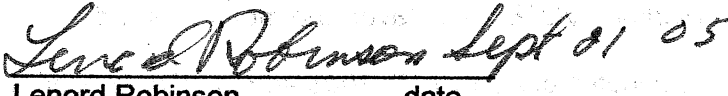
Development Review Board

 9-21-05
Peter Monte date

 9/21/05
David Markolf date

Chris Behn date

 21 Sep '05
Eric Brattstrom date


 Sept 01 05
Lenord Robinson date

TOWN OF WARREN, VT

Received for Record 9/22 2005

at 10:30 o'clock A M and Received in

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TOWN CLERK