

TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT AND NOTICE OF DECISION  
CONDITIONAL USE REVIEW

#2008-07-CU HEWISON/LONGMUIR/PALIMAR LLC aka SUGARTREE INN

Graham Hewison and Maxine Longmuir [representing Hewison, Longmuir & Palimar LLC] submitted an application to renew their previously approved Conditional Use permit #2004-03-CU to operate a public restaurant at the Sugartree Inn located at 2440 Sugarbush Access Road parcel id # 005009-500. More specifically, they are requesting permission to operate an English Tea room during weekends and holidays.

A duly warned hearing was held on Wednesday August 6, 2008 and attended by the following DRB members: Peter Monte, David Markolf, Lenord Robinson and Virginia Roth. Others in attendance at the hearing were: Phil and Mireille Clapp, Peter and Susan MacLaren, Graham Hewison, Maxine Longmuir, Miron Malboeuf and Ruth Robbins.

**Findings of Fact and Conclusions of Law:**

1. The applicant submitted a complete application, narrative of request, map of parking layout, letter from Tamarack Land Corp. dated 6/21/08 and notice to abutters with verification of mailing.
2. The applicants were able to comply with providing the additional parking as requested in the old permit, but they were unable to relocate the curb cut [though they received approval from the Select Board to do so] due to the location [depth] of the Sugarbush snowmaking line.
3. The concern was that with traffic and lack of visibility, with increased patronage of the Inn the situation would only be made worse even though the relocation of the entrance only improved the situation minimally.
4. The applicant stated emphatically that they had no plans to expand any food service beyond afternoon tea a couple afternoons a week.
5. The tea room would operate on weekends and holidays from 2:00 to 5:30 in the afternoon.
6. It was suggested that a "right turn only" exit would help keep a bad situation from getting much worse as well as a "limited" approval that would allow the DRB to reevaluate the effect, if any, on traffic in the area after a period of time.

**Notice of Decision:**

The DRB approves the application subject to the original permit [#2004-03-CU] conditions with the exception of condition #5 and condition #6. In addition, this approval is subject to the following conditions:

- 1) The approval is limited to two (2) years to allow the DRB to consider traffic safety on the actual operation.

TOWN OF WARREN, VT

Received for Record 9/18 2008  
at 11:30 o'clock AM and Received in

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TOWN CLERK



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- 2) The applicants to continue their efforts to relocate their entrance/exit to the southwest corner should there be possible changes in the neighborhood land use.
- 3) The applicant is required to install a *right turn only* sign, utilizing required sign standards, on the exit from the parking lot.
- 4) The approved use does not include the acquisition of a liquor license.

**DEVELOPMENT REVIEW BOARD**

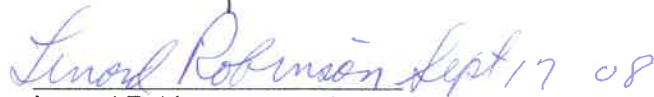
\_\_\_\_\_  
Peter Monte                      date



\_\_\_\_\_  
David Markolf                      date      9/17/08



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Virginia Roth                      date      9/17/08



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Lenord Robinson                      date      Sept 17 08