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**TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT AND NOTICE OF DECISION  
CONDITIONAL USE REVIEW – SUMMIT VENTURES NE LLC #2007-04-CU**

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Summit Ventures NE LLC (dba Sugarbush Resort) seeks Conditional Use approval to add additional new mountain bike trails, a disc golf course and a zip line to the existing Mountain Recreation Center that offers hiking and lift access at the Lincoln Peak Base area. This is located in the Sugarbush Village Commercial and Sugarbush Village Residential Districts.

A duly warned hearing was conducted on Wednesday June 6, 2007 and attended by the following DRB members: Peter Monte, David Markolf, Lenord Robinson and Bob Kaufmann. Others in attendance were: Jason Lisai, Pete Reynells, Dave Olenick, Erin Post, Margo Wade, Deirdre Malone, Jack Malone, Hal Stevens, John Hammond, Miron Malboeuf and Ruth Robbins.

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

1. In addition to a completed application the applicant also submitted a project narrative, site location map, existing conditions map, summer programming map, examples of terrain parks, abutter letter and certificate of service, and a copy of the 1998 Planning Commission decision of approval for the BMX Park.
2. As a four-season resort they were looking to improve/expand their summer activities.
3. The operation will be run out of the retail space in the Gatehouse with hours of 9 to 4 on Saturdays and Sundays, holidays and one mid-week day that will probably be Wednesday from 12 noon to 6:30 pm commencing June 30, 2007.
4. Timbers would be open for food service on Saturdays and Sundays and the restrooms in the Gatehouse would be used as public restrooms.
5. Previous ridership had been approx. 30 people, a number they hoped to improve on however they did not anticipate any traffic issues.
6. The application asks for the requested activities to be allowed from June 15<sup>th</sup> through October 15<sup>th</sup> of any given year going forward.
7. The applicant conducted only a limited notification of abutters.

**Notice of Decision:**

The Development Review Board hereby approves the applicant's request for an amended Conditional Use Permit under the standards of Article 5 Section 5.3 (A) as stated in their application subject to the following conditions:

- 1- The applicant to send notice in writing to the adjoiners by Tuesday June 12 informing them of the results of this hearing on the application and for them to notify the DRB in writing should they want an additional hearing by Friday June 29, 2007. The abutters required to receive this notice are all of those who directly abut the 57-acre parcel.

TOWN OF WARREN  
DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT & NOTICE OF DECISION - SUMMIT VENTURES NE LLC - MOUNTAIN RECREATION CENTER

Development Review Board

*Peter Monte* 6/20/07  
Peter Monte date

*David Markolf* 6/20/07  
David Markolf date

*Lenord Robinson* 6/20/07  
Lenord Robinson date

*Bob Kaufmann* 6-20-07  
Bob Kaufmann date

TOWN OF WARREN, VT

Received for Record 6/21 2007

at 2 o'clock P M and Received in

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*[Signature]*

TOWN CLERK