

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
MINOR ADMENDMENT TO PERMIT # 2005-01-PUD & # 2005-01-CU
LINCOLN PEAK BASE AREA REDEVELOPMENT PROJECT**

Permits # 2005-01-PUD and #2005-01-CU were issued to Summit Ventures NE, LLC (d/b/a Sugarbush Resort) ("Applicant"), on May 13, 2005, for the construction of three new mixed use buildings, underground parking, associated ski facilities and services, replacement of the Gate House (base lodge), removal of "temporary" buildings, removal of a significant portion of the Valley House (base lodge), and redistribution of ski facilities and services. The Project is located on 57+/- acres off the Sugarbush Access and Sugarbush Village Roads in the Sugarbush Commercial and Vacation Residential Districts.

The Applicant submitted an application on August 22, 2005 requesting a minor amendment to their permits that include the following changes: the order of construction sequence, relocating the existing temporary buildings to the Building A4 foot print, and some minor modifications to the Clay Brook Building. A duly warned hearing was held on Wednesday September 7, 2005. Members in attendance were: Peter Monte, David Markolf, Chris Behn, Eric Brattstrom, and Lenord Robinson. Others in attendance were: Geoff Slater, Joe Kasper, Dexter Lefavour, Jason Lisai, Margo Wade, Bob Ackland, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:


- 1- The applicant submitted a completed application, description of the project changes, drawing for the 50' x 110' Sprung structure and maps of the "Interim Village Site Plan" dated 8/19/05 and 8/25/05.
- 2- As part of their application, the applicant requested a waiver for resubmitting previously submitted materials of which there had been no change to. The Development Review Board granted this waiver request under Article 6, § 6.1 (E).
- 3- The Clay Brook Building, (Building A2/A3) will be built first, not the Family Center, (Building A4) as originally planned.
- 4- The temporary structures and a new 50' x 110' sprung structure will be located in the A4 foot print since the construction of that building has been pushed to later in the sequence.
- 5- The Clay Brook Building has been modified by pulling out the café space, adding an additional unit to yield a total of 61 units, and the footprint has been slightly manipulated to locate the structure further away from Clay Brook.
- 6- As planned, parking lot G will be completed this fall, but the Hotel Brook Restoration project has been moved to next summer.
- 7- The applicant has agreed to supply the Warren Fire Department with the specifics of the sprung structure and a copy of the revised interim site plan.

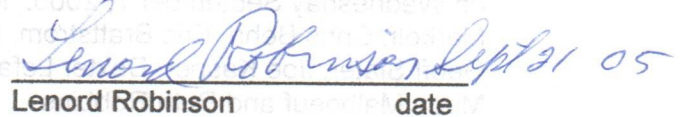
Notice of Decision:

Based on the forgoing Findings of Fact and Conclusions of Law, the Development Review Board grants the applicant's request to amend permits #2005-01-PUD and #2005-01-CU as stated in their application. It is also part of this decision that all other provisions and conditions of the existing permit remain unchanged and in full effect.

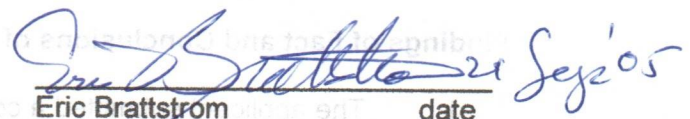
Approval shall become effective when this decision has been signed by at least three members of the Warren Development Review Board who participated in the final decision. Beginning the effective date of the decision, there is a 30-day period during which parties may appeal this decision to the Vermont Environmental Court.

Development Review Board

 7-21-05
Peter Monte date

 Sept 21 05
Lenord Robinson date

 9/21/05
David Markolf date

 21 Sept 05
Eric Brattstrom date

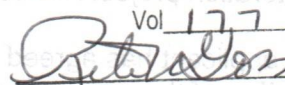
Chris Behn date

TOWN OF WARREN, VT

Received for Record 9/22 2005

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

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TOWN CLERK