

TOWN OF WARREN
PUBLIC NOTICE
Warren Development Review Board

*The Warren Development Review Board has scheduled a public hearing in the Warren Municipal Building
Monday August 7, 2023 at 7:00 pm to consider the following matter(s):*

Application #2022-01-PUD-CU submitted by Sugarbush Mountain Resort for *Final Plan* Review for the redevelopment of the former Rosita's Restaurant site and a change of use at the adjacent former Sugartree B&B. The Rosita's project proposes creation of a four story building housing 28 studio apartments (seven on each floor) along with four floors of congregate living. The congregate living units meet the definition of Boarding House. Each Boarding House contains 24 single occupancy bedrooms with shared living, dining, kitchen and bathroom facilities. A total of 38 residential units are proposed at the sites. Twenty-eight studio apartments and 8 boarding houses within the Rosita's building and one single family and one boarding house at Sugartree. The Rosita's Building contains a total of 192 single occupancy bedrooms and 28 studio apartments. The Sugartree property contains a three-bedroom single family home attached to a 10 room boarding house (former Inn) and will typically house 25 residents. This application also includes a boundary line adjustment with an adjacent parcel that is owned by the Resort. The property is located at 2500 Sugarbush Access Road and is comprised of 13.59 acres +/-, parcel id # 005009-6 and the adjacent parcel involved with the Boundary Line adjustment is parcel id # 250030, located over two zoning districts, Vacation Residential & Sugarbush Village Commercial. The application will be reviewed under the Warren Land Use and Development Regulations as adopted by the Warren Select Board on March 25, 2008 and last amended November 11, 2012. [Article 2, Table 2.5 Vacation Residential District and Table 2.7 Sugarbush Village Commercial; Article 3, Sec. 3.2 Conversion or Change of Use; Article 8 Planned Unit Development; Article 5, Sec. 5.3 Conditional Use Standards].

If interested in attending remotely, the ZOOM information will be published with the agenda on Friday August 4, 2023 on the Town's website: <https://www.warrenvt.org/departments/developmental-review-board/>

Pursuant to 24 V.S.A. §§ 4464(a) (1) (C) and 4471(a), participation in this local proceeding is a prerequisite to the right to make any subsequent appeal. A project description, application materials, and site plans for this project are available for public review at the Planning and Zoning Office during regular office hours. If you have any questions regarding this application/hearing, please do not hesitate to contact the Planning and Zoning Office located in the Conference Room (old library) of the Warren Municipal Building at 42 Cemetery Road in Warren Village.