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**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITONAL USE REVIEW
#2012-58-ZP/CU Summit Ventures NE, LLC (dba Sugarbush Resort)**

The applicant, **Summit Ventures NE, LLC (dba Sugarbush Resort)**, proposes an additional use to an existing outdoor recreational facility. More specifically, they seek a Conditional Use Approval to offer winter driving classes on the driving range at the Sugarbush Golf Club. The property is identified as 169.13 Acres at 1091 Golf Course Road, (Sugarbush Golf Club) in the Rural Residential District, parcel id 053001-200.

The purpose of the driving school event is to provide an opportunity for attendees to improve their winter driving skills in a safe and controlled environment. The street legal vehicles travel at low speeds around a prepared snow covered and frozen course. The clubhouse will be used for indoor school needs (classroom space, bathrooms, meals, etc.). The existing parking lots will be used to accommodate all driving school parking needs. No permanent construction is required. All existing site conditions will remain unchanged.

A duly warned hearing was held on Monday December 3, 2012 and attended by DRB members Chris Behn, Peter Monte, Lenord Robinson, Virginia Roth and Don Swain. [note: Alternate member Tom Boyle was in attendance but not participating in the proceedings]. Others in attendance were: John Hammond, Jay Teschler, Peter MacLaren, Margo Wade, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, project narrative, site plan and notice to abutters with proof of mailing.
2. Though the applicant is requesting a permit that allows this use in subsequent years, this application specifically outlines the event in conjunction with Porche for January 22nd through January 27th 2013.
3. A representative from Porche told the Board that this type of event had been successfully done elsewhere, that safety for the participants as well as the condition of the cars were both priorities.
4. The Golf Club is located in the Rural Residential District and concern was expressed about possible intrusion of excess noise on the residents. The fact that it is during the winter months with the quieting effect of snow, most residential windows being closed, and a slower time of year should help mitigate that concern.
5. If there is no snow then the event will go forward as strictly a road event taking place most likely up closer to the mountain and not at the Golf course.

Notice of Decision:

The Development Review Board, having reviewed the application under the Conditional Use Standards, grants approval with the following conditions:

- 1) The maintenance of the track for this event is allowed by a standard plow/pick-up truck but that no other maintenance equipment that has a back-up alarm will be allowed to be used during the hours from 9 pm to 6 am.

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- 2) The event is confined to the dates of January 22 through January 27 for the year 2013 and in subsequent years the event shall not be for any longer than 10 days exclusive of the set-up and take-down during the winter months of January and February.
- 3) This permit allows upon the recommendation of the Zoning Administrator in the year 2013 for a reopening of these proceedings for the consideration of the imposition of additional conditions.
- 4) The event shall be conducted in the manner described in the application.

DEVELOPMENT REVIEW BOARD

Lenord Robinson date

Peter Monte 1/7/2013

Peter Monte date

Virginia Roth 1/7/2013

Virginia Roth date

Don Swain 1/7/2013

Don Swain date

Chris Behn date

TOWN OF WARREN, VT

Received for Record 1114 2013
at 11:30 o'clock A M and Received in

Vol 220 Page 422-423

Rita Ross

TOWN CLERK