

**Town of Warren  
Development Review Board  
Findings of Fact and Notice of Decision  
Conditional Use Review – Change of Use  
#2022-18-CU Sugarbush Resort Golf Club**

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**Application #2022-18-CU submitted by Sugarbush Resort Golf Club for a Conditional Use approval for additional uses to the Golf Course from November to April when the ground is frozen and snow covered. The activities to be offered will include Nordic skiing, fat biking, snowshoeing, snow sledding and dog sled tours. The property is located at 1091 Golf Course Road, parcel ID # 053001-200 on the Warren grand list and is in the Rural Residential District.**

A duly warned hearing was held on Monday November 21 and attended by DRB members Chris Behn, Bob Kaufman, Megan Moffroid, Peter Monte (Chair) and Chris Noone. Others in attendance were Ruth Robbins (ZA), Carol Chamberlin (Recording Secretary), Steve Brownlee, Harley Freedman, David Frothingham, Brian Lee, Robert Leeson, Peter MacLaren, Morgan Mohrman, MRVTV, Kim Olds, David Pabich, Robert Perry, Foster Post, Rob Schonder (Sugarbush Resort), Ranjit Singh, Madelyn Weinstein, Mark Weinstein, Margo Wade (Sugarbush Resort), Lisa Welch and David Welch.

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

- 1) The Applicant submitted a complete application including detailed maps, a project description, a letter regarding the relationship and understanding between the Catamount Trail Association [CTA] and Sugarbush Resort dated 11/2/2022, notice to abutters and proof of mailing.
- 2) No construction or earth disturbance is proposed, and activities will only be offered when the trails are frozen and snow-covered.
- 3) General hours of operation for Nordic skiing, fat biking, snowshoeing and snow sledding will be Mondays through Fridays 10am to 4:30 pm and Saturdays, Sundays and holiday periods 9am to 5pm.
- 4) Parking lot lighting will be no earlier than one hour before and turned off no later than one hour after allowed evening operations. Head lamps may be utilized for guided evening skiing or snowshoe tours but there is no plan for any night lighting of the trails or snow sledding area.
- 5) The Clubhouse will initially only be used for bathroom facilities though that may include a warming space and rental shop in future years. The parking is more than adequate for what is proposed.
- 6) The Clubhouse will initially only be used for bathroom facilities though that may include a warming space and rental shop in future years. The parking is more than adequate for what is proposed.
- 7) The map has been updated [11-22-2022] from the original submittal to eliminate to have any trails cross West Hill Road or the Weinstein driveway as originally proposed, due to safety considerations for the dog sled teams.
- 8) For the upcoming winter, there will only be one dog sled out at a time, although that may increase to two in the future. The proposed schedule for this activity is for three trips a day until mid-

January, when the daylight increases to allow for four trips a day, for the days Friday – Monday. Each tour takes about 45 minutes.

- 9) Each dog team is comprised of 10 dogs and there may be two teams for a total of 20.
- 10) The operators of the dog sled activity are responsible for cleaning up after the dogs. The Resort will monitor the trails for litter. Though the golf course in its entirety is permitted under a liquor license, people are not allowed to bring their own alcoholic beverages on to the property.
- 11) The sled dogs are fairly quiet though they get excited about what they are going to do and may bark during being harnessed up. On the trail they are typically quiet unless they come across another, unleashed dog.
- 12) Trail grooming for the dog sled tours will occur twice a day that the tours are operating and will only be 30 minutes between the hours of 9am and 5pm. Other general grooming of all trails will be once a week and potentially after snowfalls and would last about an hour, again limited to 9am to 5pm.
- 13) The Board found that the Conditional Use Standards of Section 5.3A 1,3, 4, and 5 are satisfied by the application materials and conditions agreed upon at the hearing.
- 14) The Board found that the Conditional Use Standard of Section 5.3A 2, related to protection of the character of the neighborhood, are satisfied by aforementioned conditions agreed upon at the hearing.
- 15) No Board members felt that any of the Specific Standards related to Conditional Use needed to be addressed.

**Notice of Decision:**

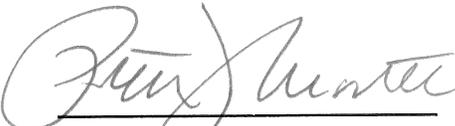
The Development Review Board having reviewed the request for a Change in Use under Conditional Use standards and having made the above findings hereby approves the application subject to the following conditions:

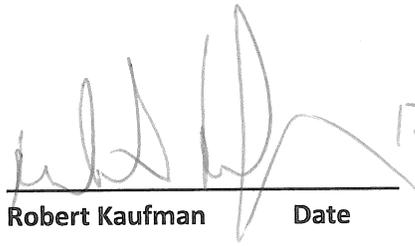
1. The requested Use(s) be done as the application has stated and reviewed and approved by the DRB. Any changes to the activities as outlined in the application and approved would need to be brought to the Board for further review.
2. The trail running east of Triview Drive along the 5<sup>th</sup>, 6<sup>th</sup>, and 7<sup>th</sup> holes may be relocated up to 50 yards in an easterly direction *without further review*.
3. That up to a maximum of eight special evening activities may be held during the season, for which clubhouse and parking lot lighting is allowed until 9 pm.

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- 4. The dog sled tours can be operated Friday through Monday, with four Thursdays scheduled each year, to be designated year-to-year by the applicant and submitted to the Zoning Administrator.
- 5. No more than 20 sled dogs be allowed on site at any time, and that no sled dogs are present on the premises between the hours of 5 pm and 9 am.
- 6. All grooming operations be limited to the hours of 9 am to 5 pm.

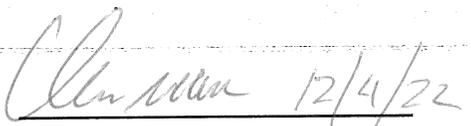
Development Review Board

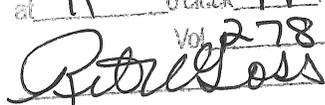
  
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 Peter Monte, Chair      Date 12/4/22

 12/11/22  
 \_\_\_\_\_  
 Robert Kaufman      Date

\_\_\_\_\_  
 Chris Behn      Date

 12/4/22  
 \_\_\_\_\_  
 Megan Moffroid      Date

 12/4/22  
 \_\_\_\_\_  
 Chris Noone      Date

TOWN OF WARREN, VT  
 Received for Record 12/6 20 22  
 at 11 o'clock A M and Received in  
 Vol. 278 Page 473-475  
  
 TOWN CLERK  
 VT Property Transfer Tax Return # \_\_\_\_\_

