Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review
2017-30-CU Summit Ventures NE LLC

Summit Ventures NE LLC request permission to replace the existing Village Double chair lift at Lincoln Peak. Project components include: removal of the existing fixed-grip double chair lift, towers, top and bottom terminals, operator buildings and associated infrastructure. Installation of a new fixed-grip quad chair lift including towers, top and bottom terminals, operator buildings, and associated infrastructure. The bottom terminal will be relocated west approximately 150 feet from its current location to accommodate future phases of the Lincoln Peak Base Area Redevelopment Phase II project. Also included is limited project site grading. The project is located off Forest Drive in the Sugarbush Village Commercial District, Parcel ID. # 250010-010.

A duly warned hearing was held on Monday May 15, 2017 and attended by DRB members Peter Monte, Don Swain, Virginia Roth and Chris Behn. Also in attendance were John Hammond, Amy Kretz, Margo Wade, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, project narrative, site plans, notice to abutters and proof of mailing.
2. The Village Chair Lift at Lincoln peak, currently a double, will be replaced with a new quad chairlift and relocated about 150 feet west of its current location. The chair is due to be updated and the relocation will facilitate the future development plans of the Lincoln Peak Redevelopment Project.
3. The Board found the proposed relocation of the Village Chair is consistent with the base area Master Plan and that the leveling of the area between Rice Brook, Gadd Brook and the Farmhouse and Schoolhouse buildings is also consistent with the Town Plan which calls for easy ski and pedestrian movement.
4. The Board found that the relocation of the lift structure reduces the negative impact on surface water protection versus the existing lift.
5. The Board found that the applicant has satisfied Sec. 3.13 (A) as to surface water protection except for one lift tower that is encroaching on the stream buffer, which is one fewer lift tower than what exists, and encroaches less that the current lift tower situation. The Board also found Sec. 3.13 (B) has been satisfied by the applicant.
6. The applicant does not anticipate any issues with wetlands as none of the identified wetlands will be affected by this project as presented.
7. The Board found that the increase in CCC of Sugarbush Ski Resort at Lincoln Peak will not materially be altered with the improvement to the Village Chair Lift and therefore does not require additional parking at this time.
8. The Board found the applicant has satisfied the standards of Sec. 5.3 (A).
9. The Board waives the review of standards under Sec. 8.4 [contained in Sec. 5.3 (C) (1) Lincoln Peak Growth Center] due to Sec. 5.3 (C) (1) (c) that includes an exemption for ski lifts.

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Notice of Decision:

The Board approves the application for the relocation and installation of a new Village chair lift subject to adhering to the plans submitted and any conditions required by State permits.

Development Review Board

Peter Monte 6/19/17 — Peter Monte date

Don Swain 6/19/17 — Don Swain date

Virginia Roth 6/19/17 — Virginia Roth date

Chris Behn date

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