

Town of Warren
Development Review Board
Findings of Fact and Notice of Decision – w/ Corrections
Conditional Use Review
#2023-01-CU – Sugarbush Mtn. Resort -Sugar Cube WFH Project

The decision for application 2023-01-CU, Sugarbush Mtn. Resort, Sugar Cube WFH Project, was signed on May 5, 2023. Subsequently, the DRB discovered that the document contained two clerical errors, the property ID number of 005008-400 should have been property ID numbers 005008-500, 005008-600 and 053004-900 as listed on the Warren grand list. And the second error was the number of bedrooms per housing unit that was stated as three rather than the correct number of four. The decision below has been corrected and shall replace and supersede the earlier decision of May 4, 2023 which was recorded in the Warren Land Records on May 24, 2023.

Application #2022-01-CU submitted by **Sugarbush Resort** requesting a Conditional Use approval for the redevelopment of 3 pre-existing lots [parcels 1, 3 and 4] with [existing and former] residential buildings referred to as the "Sugar Cubes". The property is located at 2197 Sugarbush Access Road, parcel ID's 005008-500, 005008-600 and 053004-900 on the Warren grand list and is in the Vacation Residential District. The redevelopment consists of one 4-bedroom single family dwelling [parcel 1] and a duplex, each housing 4-bedrooms [parcels 3 & 4] for a total of 12 bedrooms overall.

A duly warned hearing was held on Monday *January 30, 2023* and the DRB members in attendance were Devin Klein Corrigan, Megan Moffroid, Peter Monte (Chair), Jeff Schoellkopf and Don Swain. Others Present were Ruth Robbins (ZA), Carol Chamberlin (Recording Secretary), Kevin Babic (Sugarbush), Mark Bannon, Camilla Behn, Bob Cummiskey, Susan Cummiskey, John Hammond (Sugarbush), Kurt Leithner, Lisa Loomis (Valley Reporter), George McCain, Roberta Principe, Peter Raymond, Steve Roy (WLA), Cameron Stone, Christopher Stone, Thomas Such, Margo Wade (Sugarbush) and Jim Westhelle (Sugarbush).

This hearing was continued to *February 6, 2023* for additional information. Though the standards were reviewed and found to be satisfied at this hearing, the application was continued forward to the following dates [*March 6, 2023, March 20, 2023, and April 17, 2023*] as there was an abutter concern that needed to be resolved.

Findings of Fact and Conclusions of Law

1. The applicant submitted a complete application, project narrative, site plans by Grenier Engineering, structure plans by Wiemann Lamphere Architects, notice to abutters and proof of mailing.
2. The redevelopment plan of pre-existing, non-conforming lots and structures includes a four-bedroom house on Parcel One, in the existing footprint, and a merging of Parcels Three and Four with a duplex constructed on the merged parcel. Each unit of the duplex would have four bedrooms with the project having a total of twelve bedrooms. The lot coverage for this proposal is below the 50% allowed for both lots.
3. The Board found the proposed building locations do not increase the degree of nonconformance because no structure is proposed to be closer to property lines than is currently the case. [see Article 10, Definitions, "Degree of Nonconformance"]
4. The Board found the Conditional Use Standards outlined in Section 5.3 A, numbers 1 – 5 have been satisfied by the material submitted by the applicant.
5. The Board was told by the applicant that an agreement had been reached with the abutting land owner and the document signed regarding concerns that had been raised by the neighbor.

Notice of Decision

The Development Review Board having found that the standards of the Land Use and Development Regulations have been met hereby approve the Conditional Use requested subject to the following:

Findings of Fact and Notice of Decision
Conditional Use Review
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- 1) The applicant must submit within 90 days a revised plan which depicts underground electric service to all four lots, originating from the Sugar Lodge property.
- 2) The development of these parcels must be done according to the plans submitted and approved by the Development Review Board.

NOTE: This Conditional Use approval is NOT a permit, but rather additional approval for the Administrative Officer to issue a Zoning Permit. The applicant is advised to submit a Zoning Application for the construction of this project within 60 days of the execution of this approval unless already submitted.

Development Review Board

Megan Moffroid Date

Peter Monte 5/25/23
Peter Monte Date

Devin Klein Corrigan 5/23/23
Devin Klein Corrigan Date

Jeff Schoellkopf 5/24/23
Jeff Schoellkopf Date

Chris Behn 05/17/2023
Chris Behn Date

TOWN OF WARREN VERMONT
Documents received for record on
5/25 2023 at 2:45 Pm
M. Recorded in Volume 280
Page 48042 of the Warren Land Records.
Attest [Signature] Town Clerk
VPTTR # _____