

Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review – New Use Review
#2025-04-CU – Adamowicz fbo Blueberry Lake XC

Application # 2025-09-CU submitted by Renate Adamowicz requested a Conditional Use approval for an additional Use to the Blueberry Lake Cross Country Center. The property is located at 424 Plunkton Road, parcel id# 028001-903 in the Rural Residential District. The property is a combination of an apartment and the ski center. The new owner and her partner seek to include a service bar for some snacks and beverages for the those using the ski trails.

A duly warned hearing was held on **Monday October 06, 2025** and attended by DRB members Chris Behn, Maria Burfoot, Megan Moffroid, Chris Noone and Jon Rickard. Others in attendance were Renate Adamowicz, Jen Watkins and Ruth Robbins {ZA}.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application and worksheet, site plan, notice to abutters and proof of mailing.
2. The applicants shared their plans for providing beverages and simple food for users of the ski trails, and confirmed that all necessary state permits related to food service will be obtained before operations begin. They also outlined that there are at least 40 parking spaces at the site currently, which is projected to be more than sufficient.
3. Hours of operation were proposed to be Monday through Friday from 8 am to 7 pm. The late hour of 7:00 was for those who have enjoyed the X-Country Center with the use of headlamps and might want to do so after work.
4. The only proposed change to signage is for a small hanging sign to be located under the existing sign. A public restroom exists at the Center.
5. The Board found that the General Conditional Use Standards contained in Section 5.3 (A) 1 -5 are either satisfied or not applicable to the application
6. It was noted by the Board when reviewing the Specific Conditional Use Standards, some concern regarding the parking being located on the other side of the road from the Center, particularly for safety during nighttime operations. The applicants replied that they felt there was adequate lighting that exists on both sides of Plunkton Road.

Notice of Decision:

Development Review Board

The DRB having reviewed the request for Conditional Use Review to add food and beverage services, approve the application subject to the following:

- 1) The Change of Use is not to be utilized [additional food & beverage service] until any and all VT State permits have been issued and copies of such permits have been submitted to the Warren Zoning Administrator.

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- 2) The operation of the X-country Ski Center is limited to daylight hours, with the closing time to be no later than 7:00 pm.
- 3) Any new signs must comply with the Town Land Use & Development Regulations, Article 3, Sec. 3.12 and will require a Zoning Permit.

Development Review Board

Chris Behn 11/03/25
 Chris Behn Date

Chris Noone Date

Megan Moffroid Date

Maria Burfoot 11/3/25
 Maria Burfoot Date

Jon Rickard 11/03/25
 Jon Rickard Date

Approval shall become effective when this decision has been signed by at least three members of the Warren Development Review Board who participated in the final decision. The applicant or any other interested person who has participated in a regulatory proceeding of the Development Review Board may appeal a decision rendered by the Board within 30 days of such decision to the Vermont Environmental Court, in accordance with the Act [§4471].

TOWN OF WARREN VERMONT
 Documents received for record on
11-5 2025 at 11:00 AM
 M. Recorded in Volume 290
 Page 153-154 of the Warren Land Records.
 Attest [Signature] Town Clerk
 VPTTR # _____