



Town of Bolton Development Review Board

Bolton Town Office
3045 Theodore Roosevelt Highway
Waterbury, VT 05676
802-434-5075

2012-16-CU

Automotive Services International, Inc.
Mountain Operations & Development, LLC
December 6, 2012

Applicants

Automotive Services International, Inc.
(d/b/a The 4x4 Center)
c/o Michael Hopwood
63 Ethan Allen Drive
South Burlington, VT 05403

**Catamount/Bolton Land, LLC and
Mountain Operations and Development, LLC**
(d/b/a Bolton Valley Resort)
c/o Larry Williams, President
4302 Bolton Valley Access Road
Bolton Valley, VT 05477

Application (#2010-16-CU)

(Application materials on file at the Bolton Town Office; findings, procedural history attached.)

The applicants, Mountain Operations & Development, LLC (d/b/a Bolton Valley Resort) and Automotive Services International (d/b/a The 4x4 Center) have requested conditional use approval for the following 4x4 Center trail and facility improvements as described in their application filed with the town on August 30, 2012, as amended to request a phased review on September 13, 2012. Phase I, as submitted for Development Review Board review and approval, includes the following:

1. Alpine Traverse Trail – widening and grading,
2. Winter Exercise Lane – widening of existing trail from 18 to 40 feet, installation of a turnaround on the north end,
3. Installation of a new 300-foot “Hairpin Turn” trail in the warm-up area,
4. Installation of a seasonal hospitality trailer on a 30' x 30' grass pad adjacent to the existing skid pad, to be accessed by a short section of trail, and
5. Utility installation – power service, outdoor light, new hydrant in the vicinity of the skid pad.

Proposed development under this application is located in the vicinity of the Timberline Base Lodge at the Bolton Valley Resort (Tax Map ID # 7-3004250) in the Resort Residential and Forest Districts. It is also located within the mapped Timberline Well Source Protection Area for the Catamount/Bolton Water and Sewer LLC water supply system. The parcel, currently in the ownership of Catamount/ Bolton Land, LLC and managed as part of the resort, is 316 +/- acres, with approximately 2,240 feet of frontage along the Bolton Valley Access Road.

This application is subject to review by the Development Review Board under the Bolton Land Use & Development Regulations (effective January 26, 2005 and, as amended, effective August 9, 2010), and all prior decisions, permits and conditions of approval issued by the town for the 4x4 Off-Road Driving School, including the following as applicable:

- 4x4 Course Expansion, Winter Use, December 8, 2009.
- 2010-28-CU-1 – Winter Demo Area, February 24, 2011.
- 2010-28-CU-2 – Connector Trails, Rock Climb Feature, Traction Pit, March 10, 2011.
- 2010-28-CU-3 – Vehicle Wash Pad, June 7, 2011.
- 2010-28-CU-4 – Chute, Southern Dip Trails, September 6, 2011 (under Stipulation of Dismissal and Order, Docket No. 6-1-10-Vtec, dated June 15, 2011).

This application was submitted prior to 4x4 Center Master Plan review and approval as called for under the referenced Stipulation of Dismissal and Order, and must therefore meet all applicable requirements of the Bolton Land Use and Development Regulations, including Section 16(B) pertaining to and limiting development on slopes in excess of 25%.

Decision

- Denied
- Approved
- Approved with Conditions:**

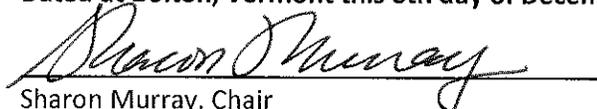
1. This approval applies only to those improvements requested under Phase I, as specified in the amended application filed on September 13, 2012 and as shown on the associated "Phase I– Site Plan" dated October 16, 2012. No other requested improvements identified and described in the initial application filed on August 30, 2012 are included under this decision and associated conditions of approval.
2. The proposed right-of-way and "boundary adjustment" as shown on Phase I–Site Plan dated 10/16/12, were not presented for DRB approval and, as such, were not considered by the DRB as part of this application. Separate approval under the Bolton Land Use and Development Regulations is required prior to plat recording in the land records of the town. A new or relocated "vehicle wash down area" as referenced on the Erosion Prevention and Sediment Control Plan also was not considered as part of this application.
3. All conditions of prior permits and approvals remain in effect except as amended herein.
4. Improvements shall be installed, used and maintained in accordance with the application information and exhibits on file with the Town of Bolton and these conditions of approval. No changes shall be made without the approval of the Development Review Board, or the Zoning Administrator, as specified herein. Approved plans for relevant portions of this application include the following:
 - Phase I–Site Plan, prepared by Dean Grover, PE, Grover Engineering, dated 10/16/12.
 - Phase I–Trail Details, prepared by Dean Grover, PE, Grover Engineering, dated 10/16/12.
 - Erosion Prevention and Sediment Control Plan, prepared by Dean Grover, PE, Grover Engineering, dated 10/16/12.
 - Winter trail use and maintenance protocols (to be submitted).
5. Temporary and permanent erosion control and stormwater management measures shall be installed and maintained as shown and noted on the Erosion Prevention and Sediment Control dated 10/16/12, as shown on the Phase I – Site Plan, dated 10/16/12, and detailed on Phase I-Trail Details, dated 10/16/12, and under referenced use, inspection and maintenance protocols. In order to minimize breaks in tree cover and stormwater runoff and erosion from trails, clearing and site disturbance for new trail development shall not exceed identified clearing widths necessary to safely accommodate vehicles, as noted on the Phase I-Site Plan, dated 10/16/12.
6. The applicants must obtain a zoning permit for facility and trail improvements as approved by the DRB prior to beginning site work and construction. In the event that a zoning permit has not been obtained within one year of the date of this decision, DRB approval shall expire and reapplication shall be required.

7. Winter protocols for trail use and maintenance and the lighting cut sheet, as referenced in application materials and in public hearing, shall be submitted to the Zoning Administrator for recording in town permit records prior to the issuance of a zoning permit.
8. Outdoor lighting shall consist of one shielded or cutoff fixture as indicated on the Phase I-Site Plan, which directs light downward onto the skid pad area. Light shall not be directed upward or onto adjacent properties or road rights-of-way. Lighting shall be on only during hours of 4x4 Center operation.
9. Any infrastructure improvement representing a potential source of contamination (PSOC) shall be sited outside of Zone 1 of the Timberline Well Source Protection Area (WSID #5051) as described and mapped in the Timberline Well Source Protection Plan (SPP) dated June 28, 2010, and shown on Phase I – Site Plan dated October 16, 2012. Trails within the mapped source protection area shall be managed in conformance with the SPP. Spills of fuel, oil or other lubricants shall be reported immediately to all agencies identified in the SPP, including the Town of Bolton.
10. Required 50-foot setback and 25-foot buffer areas shall be maintained along the unnamed tributary of Joiner Brook and existing Class III wetlands as shown on the Phase I-Site Plan dated 10/16/12, unless otherwise approved by the DRB.
11. The Zoning Administrator may review and administratively approve modifications that do not substantially or materially alter these conditions of approval through the issuance of zoning permit amendments. No other changes or modifications to approved uses and facilities, including facility relocations, shall be undertaken without prior written approval of the DRB.
12. All other required state and municipal permits and approvals for proposed facility and trail improvements must be obtained prior to the start of construction.
13. The conditions of this approval shall run with the land and are binding upon and enforceable against permittees and their successors. By acceptance of this permit, the permittees agree to allow authorized representatives of the Town of Bolton to access the property subject to this approval, at reasonable times, for purposes of ascertaining compliance with the conditions of approval.

Approved with conditions (4-0) by the Bolton Development Review Board:

Sharon Murray – Yea Margot Pender – Yea
Michael Rainville – Yea Charmaine Godin (Alternate) – Yea

Dated at Bolton, Vermont this 6th day of December 2012.


Sharon Murray, Chair
Bolton Development Review Board

NOTICE:

1. In accordance with 24 V.S.A. §4449(e), the applicants are hereby notified that state permits also may be required prior to land subdivision or construction. The applicants should contact the DEC Permit Specialist for District #4 (802-879-5676) to determine whether state permits are required.
2. This decision may be appealed to the Environmental Division of Superior Court by an interested person who participated in the proceeding before the Development Review Board. The appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

Review Process:

(Application materials, hearing notices and minutes on file at the Bolton Town Office.)

An application for conditional use review, dated August 30, 2012, and required fees were received by Bolton Zoning Administrator Miron Malboeuf on September 4, 2012 and referred to the Development Review Board (DRB) on September 8, 2012.

On September 13, 2012 the applicants, in a letter from Annie Dwight, Esq. requested a phased review of their application, limiting this application to identified (Phase I) improvements. This was forwarded to the DRB as part of the application.

Application materials received included:

- Transmittal letter, dated 8/30/12, from Annie Dwight, Esq. on behalf of the applicants.
- Application form, dated 8/30/12, completed with the submission of signatures on 9/6/12.
- A written project description: "Project Summary – 4x4 Center Driver Training Facility a Bolton Valley Resort," submitted with the application, including written descriptions of proposed improvements and compliance with the Bolton Land Use & Development Regulations.
- Map 2: "Driving School Timberline Area" prepared by J. Carroll, dated 7/12/12.
- Catamount/Bolton Water and Sewer LLC Timberline Well Head Protection Area Map, prepared by VHB Pioneer, dated 6/14/10.
- Certificate of Service filed by Annie Dwight, Esq., dated 9/10/12.
- Letter requesting phased review from Annie Dwight, Esq., dated 9/13/12.
- Driving School Timberline Area "Phase Map I" prepared by J. Carroll, dated 9/13/12.

The DRB held a public hearing, warned in accordance with Section 9.8(D)(1) of the Bolton Land Use & Development Regulations and 24 V.S.A. § 4464, on September 25, 2012 with a quorum of members present. No DRB ex parte communications or conflicts of interest were reported. The hearing was continued to October 23, 2012, 6:30 pm at the Bolton Town Office, pending the submission of additional information from the applicants, as specified in a letter from the DRB to the applicants, dated September 28, 2012.

The following supplemental information was submitted in advance of the hearing and entered into the hearing record:

- Transmittal Letter from Annie Dwight Esq., dated 10/19/12, describing submitted materials, anticipated boundary adjustment, and interpretation of setback requirement under the regulations as pertaining to the Winter Exercise Lane.
- Phase I – Site Plan, prepared by Dean Grover, PE (VT License #5969), Grover Engineering, dated 10/16/12.
- Phase I – Trail Details, prepared by Dean Grover, PE, Grover Engineering, dated 10/16/12.
- Erosion Prevention and Sediment Control Plan, prepared by Dean Grover, PE, dated 10/16/12.
- Letter from Jeff Kenyon, Catamount/Bolton Water and Sewer, dated 10/23/12, regarding project conformance with the system Source Protection Plan.

The following persons attended and participated in the hearing process, and may be afforded status as interested persons with rights to appeal the DRB's decision in these proceedings:

- Michael Hopwood, Applicant – Automotive Services International, Inc. (The 4x4 School) – applicant.
- Larry Williams, Landowner/Applicant – Mountain Operations and Development, 4302 Bolton Valley Access Road, Bolton Valley, VT 05477.
- Annie Dwight Esq., representing the applicants – Monaghan, Safar, Dwight, PLLC, 156 Battery Street, Burlington, VT 05401.
- Dean Grover, PE, representing the applicants – Grover Engineering, 2044 Main Road, Huntington, VT 05462.
- Jeffrey Tricou, 229 Mountainview Road, Waterbury, VT 05676, representing adjoining landowner Paul Growald, PO Box 459, Shelburne, VT 05482.

Following the submission of testimony and evidence, the public hearing was adjourned on October 23, 2012.

Findings and Conclusions

The applicants' request for conditional use approval for proposed facility and trail improvements was reviewed by the Bolton Development Review Board (DRB) for conformance with the following sections of the Bolton Land Use & Development Regulations (BLUDR) in effect as of January 5, 2005 and as amended, effective August 9, 2010:

- Article II: Tables 2.3 (Resort Residential) and 2.6 (Forest District)
- Article III: Sections 3.9 Outdoor Lighting, 3.15 (Source Protection Areas), 3.16 (Steep Slopes), and 3.17 (Surface Waters and Wetlands)
- Article IV: Section 4.14 Mixed Use
- Article V: Section 5.4 (Conditional Use Review)

DRB findings and conclusions under each of these are presented as follows.

Zoning Districts: Resort Residential, Forest Districts (Tables 2.3, 2.5)

Based on the following findings, the DRB has determined that the proposed improvements comply with district use, dimensional and supplemental standards for the Resort Residential and Forest Districts in which they are located.

1. Zoning district boundaries are generally defined in relation to proposed improvements on the 4x4 Center Phase Map 1, dated 9/13/12. All improvements, except for a portion of the existing Alpine Traverse Trail, are located in the Resort Residential District as shown on this map (and as shown, but incorrectly labeled, as the "Village II District" on the Phase 1 – Site Plan, dated 10/16/12).
2. Proposed improvements are associated with the 4x4 Off-Road Driving School, which was previously determined by the DRB to be classified as "Recreation/Outdoor" as included as a component of mixed-use alpine ski area development at Bolton Valley Resort. This is an allowed use in both zoning districts, subject to conditional use review and approval. If developed as proposed – in a manner that minimizes resource fragmentation and undue environmental disturbance – proposed improvements conform to district purpose statements to accommodate outdoor recreation.
3. Proposed improvements are located on a pre-existing, conforming parcel of 316+/- acres adjoining the resort proper and currently managed as part of the resort. The lot includes approximately 2,240 feet of frontage along the Bolton Valley Access Road. As such, the lot exceeds minimum lot size and frontage requirements for both districts:

	Resort Residential	Forest
Minimum Lot Size	2 acres	25 acres
Minimum Lot Road Frontage	100 feet	NA
Minimum Lot Width	NA	1,000 feet
Minimum Setbacks F/S/R	15ft/25ft/25ft	NA

4. Required setback distances from property lines and the Bolton Valley Access Road are shown on the Phase I-Site Plan dated 10/16/12 (along with a proposed boundary adjustment and right-of-way that that have yet to be considered or approved by the DRB). Except for trails that cross the property boundary, proposed improvements are clearly located outside of required district setback areas.
5. Trails within the Forest District must be designed and laid out to minimize the extent of site clearing and disturbance, minimize their visibility from public rights-of-way, minimize the number and extent of stream crossings, and to avoid the fragmentation of wetlands, significant wildlife habitat, natural areas and timber stands. While a portion of the existing Alpine Traverse Trail is located in the Forest District (Phase Map 1, dated 9/13/12), proposed trail improvements are limited to that portion included within the Resort Residential District, as shown on Phase I – Site Plan dated 10/16/12. No significant natural or critical wildlife habitat areas are identified on the Bolton Natural Resources Map in the areas identified for improvement. Beech stands identified in application materials will not be affected under this phase of development. No new stream or wetland crossings are proposed as part of this phase of development. Maximum trail clearing distances are indicated on the Phase I –Site Plan.
6. Uses in these districts, and associated improvements, must meet all applicable general standards for development under Article III of the regulations, and all applicable specific use standards under Article IV of the regulations as, specified below.

Outdoor Lighting (Section 3.9)

Based on the following findings, the DRB has determined that proposed outdoor lighting meets the requirements of Section 3.9.

7. The applicants propose to install one outdoor lighting fixture, serviced by an extension of a pre-existing service line, to be located on the northeast side of the skid pad in the warm-up area as indicated on the Phase I –Site Plan, dated 10/16/12.
8. No cut sheet, as referenced, was submitted with the application but, according to information provided in the application, lighting will be the minimum necessary for safe use, and will be downcast and not direct light upward or onto adjacent properties. All electrical lines serving the light will be buried.

Source Protection Areas (Section 3.15)

Based on the following findings, the DRB has determined that proposed facility and trail improvements, located within Zone 2 of the mapped Timberline Well Source Protection Area serving the Catamount/Bolton Water System (WSID #5051), are identified as "low risk" potential sources of contamination under approved source protection plans (SPPs), and will not adversely affect public water supplies if developed and managed in conformance with the SPP.

9. The location of proposed facility and trails improvements in relation to the Timberline Well is shown on the Phase I–Site Plan, dated 10/16/12 as submitted by the applicants. These improvements and

associated areas of disturbance are located outside of Zone 1, but within Zone 2 of the Timberline Well Head Protection Area (WHPA) as identified in the "Timberline Well Source Protection Plan," VHB Pioneer, dated June 28, 2010. Zone 2 is defined under the SPP as the area in which there would be probable impacts if contamination did occur.

10. The Timberline Well Source Protection Plan identifies use of ski and other trails by the 4x4 school as a potential source of contamination (PSOC) from leaking fuel, oil or lubricants, but assigns this use a low risk based on existing trail locations in relation to the drilled well, and the minimal risk of releasing significant amounts of harmful substances. The management plan identifies agencies that must be contacted in the event of a hazardous spill.
11. According to the applicants, vehicles will continue to be fueled and degreased offsite.
12. As indicated in the letter from Jeff Kenyon of Catamount/Bolton Water & Sewer, LLC, dated 10/23/12, based on his review of the Phase I site plan, he acknowledged that "the proposed type and location of development within the mapped source protection areas are acceptable under the system's Source Protection Plan."

Steep Slopes (Section 3.16)

Based on the following findings, the DRB has determined that no development in this Phase is proposed on very steep slopes (25%) and that proposed trail improvements on steep slopes (\Rightarrow 15%) will be developed, managed and maintained in accordance with an erosion prevention and sediment control plan prepared by a professional engineer, licensed by the state and under previously approved and referenced protocols for trail use, monitoring and maintenance. As such, improvements will be installed and maintained in accordance with accepted engineering and best management practices for stormwater management and erosion control to prevent erosion and runoff from the site, and to minimize associated risks to surface and groundwater, public facilities and roads, and neighboring properties.

13. Proposed development on steep slopes includes cut, fill and grading to widen sections and improve the surface of the existing Alpine Traverse Trail, and the installation of a new "Hairpin Trail," as shown on the "Phase I-Site Plan" dated 10/16/12 and detailed on "Phase I-Trail Details" dated 10/16/12. Other improvements, including the widening of the Winter Exercise Lane and installation of a turnaround area, will occur on slopes of less than 15%.
14. According to the slope analysis provided on Phase I-Trail Details, the average slope of the Alpine Traverse Trail over the 840 feet scheduled for improvement is 9%, and the maximum slope is 23%. The average slope of the new Hairpin Trail, with an elevation gain of 55 feet over a total length of 240 feet is 23%, with a maximum slope of 25%. The maximum drivable side slope (trail cross section) will not exceed 15%.
15. Erosion prevention and sediment control measures will be provided as described and indicated on the "Erosion Prevention and Sediment Control Plan" prepared by Grover Engineering, dated 10/16/12, and associated details provide on Phase I-Trail Detail, to include the following:
 - No more than two acres of ground will be disturbed at any one time, and winter erosion and sediment control measures under the current Vermont Standards and Specifications for Erosion Prevention and Sediment Control shall be used for any construction that extends beyond October 15th.

- Silt fences will be installed below areas of disturbance prior to any ground disturbance and removed following construction and the re-establishment of healthy grass cover.
 - Topsoil will be removed and stockpiled for use in reseeded as shown on the Erosion Prevention and Sediment Control Plan.
 - Erosion control matting will be applied to disturbed surfaces with slopes greater than 50%, in areas shown on the Erosion Prevention and Sediment Control Plan and will be permanently maintained.
 - Trail surfaces and side slopes, including areas of cut and fill, will be seeded with conservation mix and mulch after construction to establish a grass surface. Side slopes will be stabilized with boulder retaining walls as necessary.
 - Water bars and check dams will be installed on trails in areas of steeper slope, in locations generally indicated on the Phase I-Site Plan and in the Trail Details.
16. Trail use, monitoring and maintenance will follow established protocols for summer and winter use, as referenced in the application and under previous conditions of approval – including the submission of required logs and trail inspection reports to the Town of Bolton. Winter protocols referenced in hearing will be submitted to the Zoning Administrator for inclusion in the town's permitting records.

Surface Waters & Wetlands (Section 3.17)

Based on the following findings, the DRB has determined that no site disturbance or development will occur within required surface water setbacks and buffer areas.

17. No additional stream or wetland crossings are proposed under this phase of development.
18. Mapped surface waters and wetlands identified within the proposed project area are shown on the Phase I-Site Plan dated 10/16/12. These include an unnamed tributary to Joiner Brook, several Class III wetlands identified in the field, and local site drainage through existing culverts. Proposed improvements are clearly outside of required 50-foot setbacks and 25-foot buffers from surface waters and wetlands as shown on the site plan.

Mixed Use Development (Section 4.14)

Based on the following findings, the DRB has determined that proposed improvements conform to the requirements for mixed use development.

19. The DRB has previously defined the 4x4 Center use of Bolton Valley Resort ski trails and facilities as a "mixed use" associated with four-season resort development, to include "Alpine Ski Facility" and "Recreation/Outdoor" uses, as defined under the Bolton Land Use and Development Regulations. Mixed Use development is specifically allowed in the Resort Residential District, subject to conditional use review. Alpine Ski Facility and Outdoor Recreation are allowed within the Forest District, subject to conditional use review.
20. The majority of 4x4 Center Trail development proposed under this phase will occur on or within existing ski area facilities, trails and logging roads, including the Alpine Traverse and Winter Exercise Trails. Only 300 feet of new trail (Hairpin Trail) is proposed for sole use by the 4x4 Center (Phase I-Site Plan dated 10/16/12).

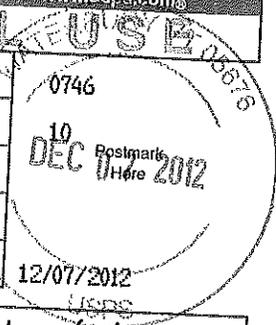
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 Street, Apt. No.,
 or PO Box No. **63 ETHAN ALLEN DR.**
 City, State, ZIP+4
SOUTH BURLINGTON, VT 05403

PS Form 3800, August 2006 See Reverse for Instructions

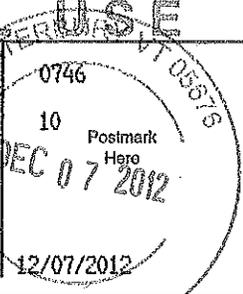
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Sent To
A. Dwight Esq. Morigren, Sabar Dwight PLLC
 Street, Apt. No.,
 or PO Box No. **156 Battery Street**
 City, State, ZIP+4
Burlington, VT 05401

PS Form 3800, August 2006 See Reverse for Instructions





156 Battery Street, Burlington, VT 05401
T 802 660 4735 | F 802 419 3662

92 Fairfield Street, St. Albans, VT 05478
T 802 524 0080

Brian P. Monaghan
Claudine C. Safar*
Annie Dwight*
Courtney E. Butler

December 26, 2012

*Also licensed in New Hampshire and Maine
*Also licensed in New York

VIA EMAIL AND US MAIL

Miron C. Malboeuf
Zoning Administrator
Town of Bolton
3045 Theodore Roosevelt Highway
Bolton, VT 05676

Re: Automotive Services International (d/b/a 4x4 Center Driver Training Facility)
Conditional Use Approval #2012-16-CU

Dear Miron:

I am writing to provide the documentation required by the Town of Bolton Development Review Board's ("DRB") decision dated December 6, 2012 approving the above-referenced application. Condition 7 of the DRB decision requires the applicant to submit "[w]inter protocols for trail use and maintenance and the lighting cut sheet, as referenced in application materials and in public hearing," to the Zoning Administrator.

The winter protocols referenced in the application materials and in the public hearing are contained in Condition 20 of Act 250 Land Use Permit No. 4C0436-26G, issued on January 4, 2011 by the District #4 Environmental Commission. Those protocols are:

The Permittees shall use the following Winter Surface Preparation Protocol. Evaluations will be performed prior to plowing and road/trail use. As road/trail use is ongoing, ground conditions shall be monitored at different locations.

- a. If there is 6" to 10" of snow cover on the road/trail, grooming will commence with a low ground pressure tracked vehicle and snowpacking pan to allow the frost to continue to freeze the ground. Once this packing has occurred, plowing can commence.
- b. If there is 10" or more of snow, a portion of the snow will be removed to form a depth of 6" of snow. This snow will then be packed as outlined in "a" above.

These winter protocols may be modified or amended by the District Commission from time to time.

10/10/10

10/10/10

10/10/10

10/10/10



Miron C. Malboeuf
Zoning Administrator, Town of Bolton
Conditions of approval, #2012-16-CU
December 26, 2012
Page 2 of 2

The lighting cut sheet referenced in Condition 7 of the DRB's December 6, 2012 approval is enclosed.

Thank you for your attention to this matter. Please contact me should you have any questions.

Sincerely,

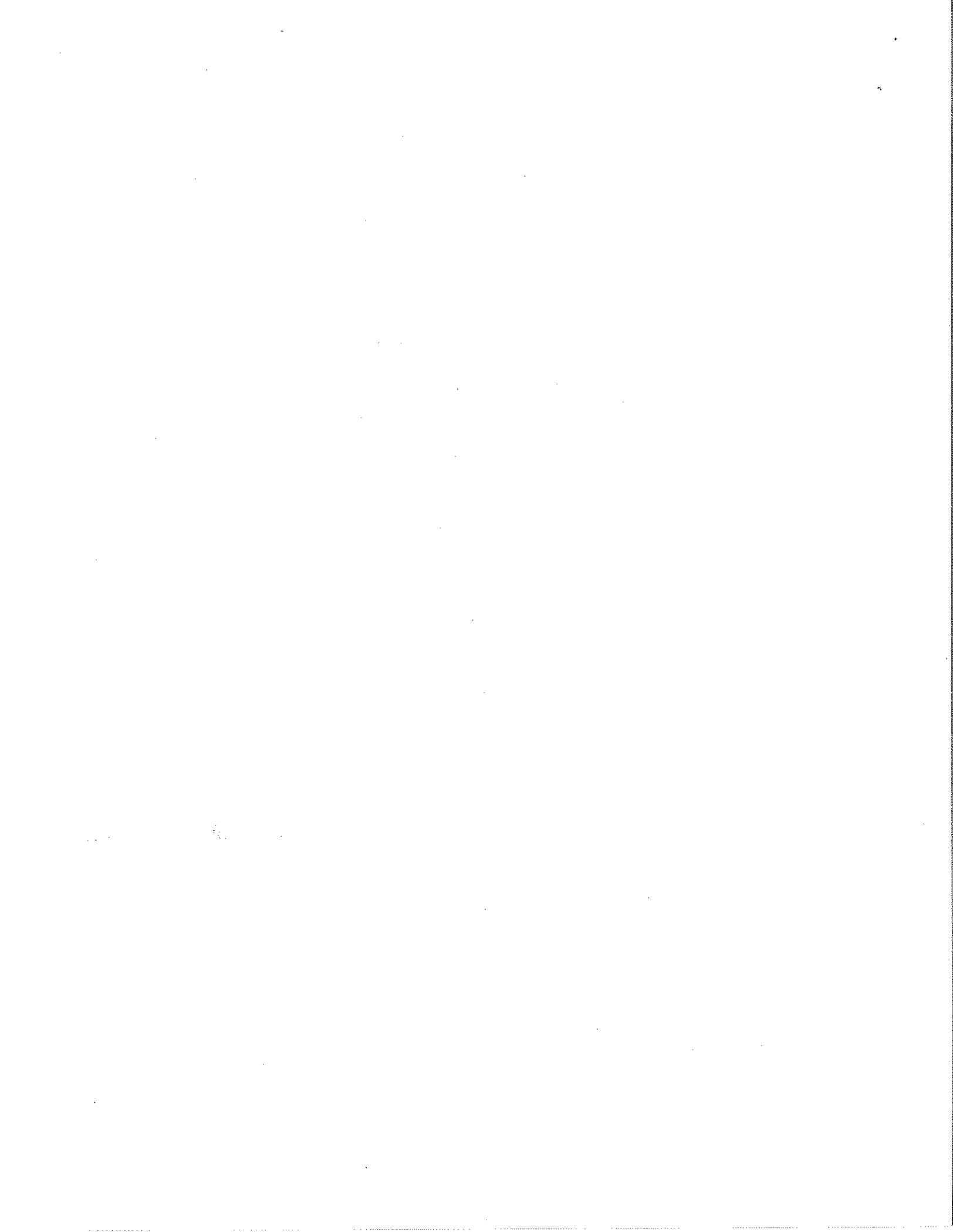
Monaghan Safar Dwight PLLC

A handwritten signature in black ink, appearing to read "Arnie Dwight". The signature is written in a cursive style with a large, sweeping flourish at the end.

Arnie Dwight

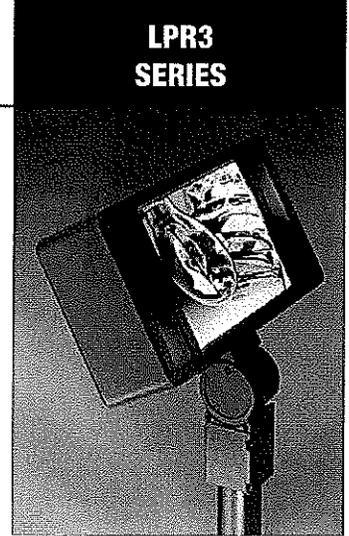
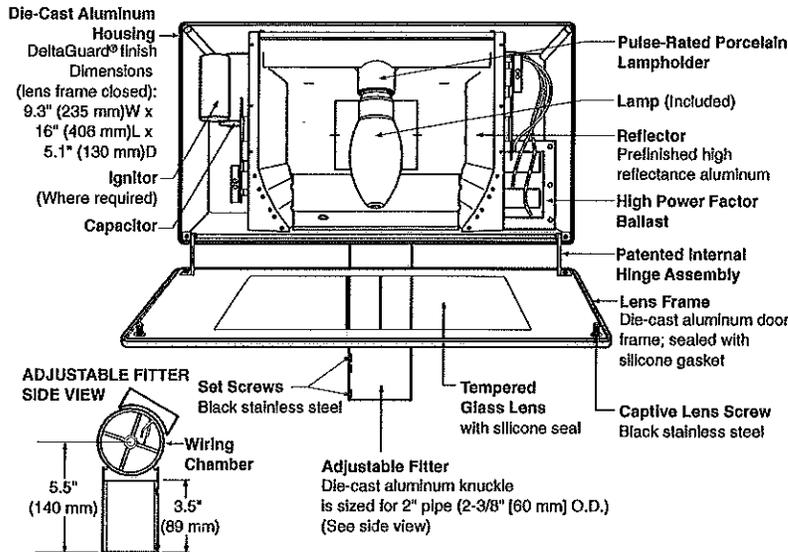
Enclosure

cc: Automotive Services International



2" ADJUSTABLE FITTER

RECTANGULAR PARKING/ROADWAY FLOOD



Notes

SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
<input type="checkbox"/> SPEC #	50W PSMH	LPR3405-(a)(b)
<input type="checkbox"/> SPEC #	70W PSMH	LPR3407-(a)(b)
<input type="checkbox"/> SPEC #	100W PSMH	LPR3410-(a)(b)
<input type="checkbox"/> SPEC #	150W PSMH	LPR3615-(a)(b)
HIGH PRESSURE SODIUM		
<input type="checkbox"/> SPEC #	50W HPS	LPR3505-(a)(b)
<input type="checkbox"/> SPEC #	70W HPS	LPR3507-(a)(b)
<input type="checkbox"/> SPEC #	100W HPS	LPR3510-(a)(b)
<input type="checkbox"/> SPEC #	150W HPS	LPR3515-(a)(b)

Specify (a) Voltage & (b) Options.

(a) VOLTAGE SUFFIX KEY	
D	120/277V (Standard: 50W HPS)
M	120/208/240/277V (Standard: PSMH; 70 - 150W HPS)
T	120/277/347V (Canada Only) (Standard: 70 - 150W PSMH; 70 - 150W HPS)
1	120V
2	277V
27	277V Reactor (150W PSMH Only)
3	208V
4	240V
5	480V (70 - 100W HPS)
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)	
-(a)F	Fusing
J	Tamperproof Lens Fasteners
-5P	External Photocell (for 480V)

Specify (a) Single Voltage — See Voltage Suffix Key

GENERAL DESCRIPTION

Parking lot and roadway luminaire for HID lamp, totally enclosed. Supplied with IES Type III asymmetric distribution pattern. Housing is seamless, die-cast aluminum. Aluminum die-cast adjustable fitter mounting is sized for 2" pipe (2-3/8" [60 mm] O.D.). Allows for directional aiming as well as 2-1/2" incremental vertical adjustment. Contains integral wiring compartment. Two stainless-steel set screws provide clamping to vertical tenons. Lens assembly consists of rigid aluminum frame and high-impact, clear-tempered glass.

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in US and Canada for wet locations.

ELECTRICAL

Fixture includes clear, medium-base lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit types:

- 120V Reactor
50 - 150W HPS
- 277V Reactor
150W PSMH
- HX — High Reactance
50 - 150W PSMH; 50 - 150W HPS

FINISH

Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

PATENT

US 4,689,729

ACCESSORIES

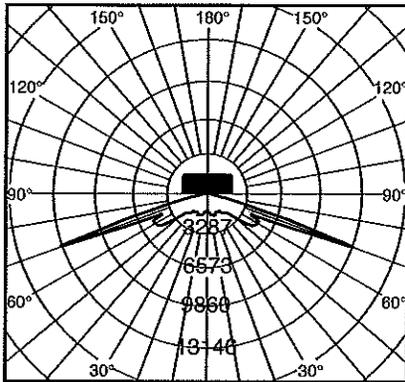
LS-L	Polycarbonate Vandal Shield (not for use with fixtures in upright position)
PC-1	Button Photocell (for fixtures set to 120V)
PC*6	Button Photocell (for fixtures set to 347V)
PC-2	Button Photocell (for fixtures set to 208, 240, 277V)
PGM-1	Ground Mount Post
SBL-L	Backlight Shield
TPS-1	Tamperproof Screwdriver
WG-L	Wire Guard

RECTANGULAR PARKING/ROADWAY FLOOD

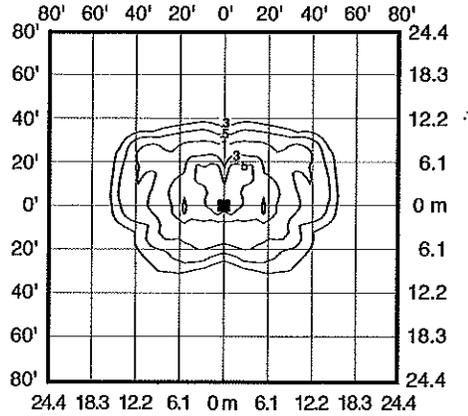
EPA RATING

EPA 0.60 for single fixture with 0° tilt (Consult factory for EPA rating on multiple units).

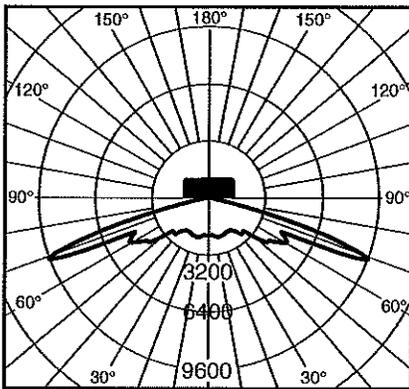
Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



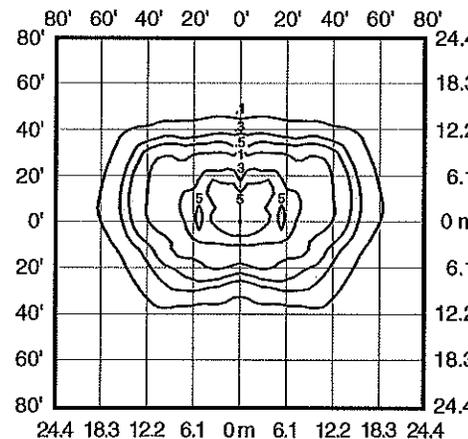
Independent Testing Laboratories, Inc.
Certified Test Report No. LSI 55884
Candlepower distribution curve of 150W
PSMH Rectangular Parking/Roadway Light.



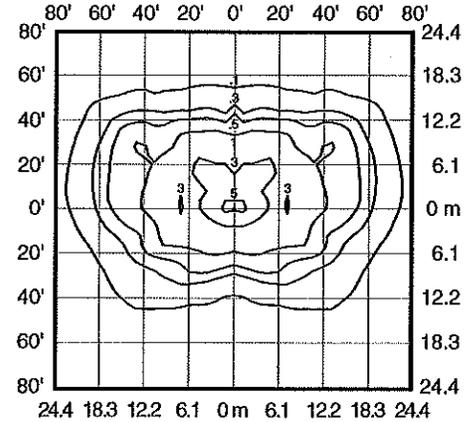
Isofootcandle plot of 150W PSMH Parking/
Roadway Light at 15' (4.6 m) mounting
height and 0° vertical tilt.
(Plan view)



Lighting Sciences Inc.
Certified Test Report No. LSI 10110
Candlepower distribution curve of 150W HPS
Rectangular Parking/Roadway Light.

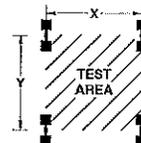


Isofootcandle plot of 150W HPS Parking/
Roadway Light at 15' (4.6 m) mounting
height and 0° vertical tilt.
(Plan view)



Isofootcandle plot of 150W HPS Parking/
Roadway Light at 20' (6.1 m) mounting
height and 0° vertical tilt.
(Plan view)

Pole-spacing Example Data



Test area is centered within a (16) pole layout.
Max. Recommended Pole-spacing

Average Initial Light Levels at Grade
2 Fixtures per pole @ 180°
(Footcandles ÷ 0.0929 = Lux)

Catalog #	Lamp Type	Lamp Lumens	Mounting Height	X x Y	Footcandles	Lux
LPR3410-M	100W PSMH	8,100	10' (3.0 m)	60' (18.3 m) x 40' (12.2 m)	5.84	68
			15' (4.6 m)	90' (27.4 m) x 60' (18.3 m)	2.48	27
LPR3615-M	150W PSMH	12,600	15' (4.6 m)	90' (27.4 m) x 60' (18.3 m)	3.87	42
			20' (6.1 m)	120' (36.6 m) x 80' (24.4 m)	2.11	23
LPR3510-M	100W HPS	9,500	10' (3.0 m)	60' (18.3 m) x 40' (12.2 m)	7.32	79
			15' (4.6 m)	90' (27.4 m) x 60' (18.3 m)	2.94	32
LPR3515-M	150W HPS	16,000	15' (4.6 m)	90' (27.4 m) x 60' (18.3 m)	4.95	53
			20' (6.1 m)	120' (36.6 m) x 80' (24.4 m)	2.64	28



improvements, as proposed, will not result in excessive noise, vibration, glare, dust or pollutants, as measured at the property line.

31. No specific legal documentation has been required or submitted given that the landowner (Mountain Operations and Development, d/b/a Bolton Valley Resort) is co-applicant, with the understanding that the 4x4 school (Automotive Services International Inc.) will continue to operate under its existing agreement with the landowner and all prior and current conditions of approval.

Bolton Town Clerk's Office
Received For Record

January 3 2013 A.D.
at 8 o'clock 20 minutes A M
Recorded in Book 85 Page 381-390
Attest: Jana A. Wood
Asst. Town Clerk

21. Uses in combination meet all applicable zoning district lot area, frontage, setback, coverage and height requirements. No changes in use are proposed that that would require additional parking or site access.

Conditional Use Review (Section 5.4)

Based on the following findings, the DRB has determined that proposed improvements, if developed as specified in application filings, will not have an undue adverse effect on the capacity of existing or planned community services and facilities, the character of the area, traffic on roads and highways in the vicinity, bylaws in effect, or the use of renewable energy resources.

22. There is no increase in the proposed type, intensity or level of use trail use by the 4x4 Center. Proposed improvements will require no additional community facilities or services. Water for the skid pad will be supplied by the resort-owned system from a newly installed hydrant. No water or septic service is proposed for the seasonal hospitality trailer, which is to be served by a portalet as shown on the Phase I-Site Plan dated 10/16/12.
23. Proposed facility improvements are located within an existing area of the resort used by the 4x4 Center, in the vicinity of the Timberline parking area, which was previously approved by the DRB for 4x4 trail use (Conditional Use Approval –4x4 Course Expansion, Winter Use, dated 12/7/09). As such they are in keeping with the current use and character of this area for recreational use, as established under the purpose statement for the Resort Residential District and prior conditions of approval.
24. There is no proposed increase in the level or intensity of use, including the number or frequency of vehicles on trails, or in previously approved dates for 4x4 Center summer and winter operation. As such, no increase in traffic on the Bolton Valley Access Road is anticipated.
25. The proposed use must meet all applicable municipal bylaws in effect, including the town's highway access ordinance. New facilities (seasonal hospitality trailer) and trail (Hairpin Trail) will be accessed from the existing trail network connecting to the Timberline parking area. No additional highway access or changes to the existing parking area access are proposed.
26. There are no renewable energy facilities within the immediate vicinity of the project. Limited cutting for trail widening and construction will not have an undue adverse effect on the availability of woody biomass or other future renewable energy resources on the site.
27. Installation of the hospitality trailer and proposed trail improvements will not affect existing site circulation for pedestrians or vehicles. Trails are to be managed for shared winter use by skiers and vehicles under current management agreements with the resort. Signing and fencing will be provided to exclude skiers from 4x4 trails; warning signs will be posted for shared-use trails.
28. New outdoor lighting is limited to one fixture to be installed near the skid pad. No additional parking, landscaping or screening is proposed.
29. Proposed improvements associated with outdoor recreational use of the property generally conform to the purpose, uses, and associated goals, objectives of the Bolton Town Plan for the ski area and the zoning district in which they are located.
30. Ongoing use of this area by the 4x4 Center is subject to applicable performance standards under Section 3.12 of the Bolton Land Use and Development Regulations. Under normal use,