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MEMORANDUM

TO: Scott Gustin
FROM: John Caulo
RE: Supplemental Information: Burton PAC Conditional Use Application
DATE: 14 August 2020

This memorandum provides additional information in support of the above-referenced application. Specifically, this memorandum addresses the following items either raised at the DRB public hearing dated August 4, 2020, and/or included in Staff Comments released by Scott Gustin dated 8/13/20:

Supplemental Information - Traffic Impact Study: See attached memo prepared by VHB dated 8/12/20 which provides a rebuttal to the 8/4/20 DRB presentation by CRZ as well as supplemental information relative to the use of the “One-Way” bridge.

Proposed Condition 3: The applicant requests that proposed Condition 3 be modified to read as follows: “Prior to the issuance of the Zoning Permit for the Project, the Applicant shall provide a post-occupancy sound monitoring plan to be reviewed and approved by Staff. Key parameters of the Monitoring Plan to include:

1. Within the first 6 months of operation, Applicant shall coordinate schedule with noise consultant to conduct monitoring for three (3) events that are expected to be at full capacity.
2. Sound monitoring shall be conducted within the same geographic area covered by the Project Noise Assessment prepared by RSG dated 4/20/20.
3. All costs associated with execution of Sound Monitoring Plan to be the responsibility of the Applicant.
4. If monitored sound levels from the facility exceed 45 dBA Leq (1-hour) at night (10 PM to 7 AM) at residential areas, additional sound mitigation measures will be required to bring sound levels into compliance.
5. This condition can only be only be modified with the approval of the DRB after a public hearing.”

Proposed Condition 4: The applicant requests that proposed Condition 4 be modified to read as follows: “Notwithstanding Condition 3 above, this zoning permit requires installation of the Planned Mitigation measures that achieve the performance standards as identified in Section 5.3 of the *Burton Snowboards & Higher Ground HUB Project Noise Assessment* dated April 20, 2020, as follows:

1. The addition of at least one layer of drywall (e.g. 5/8" Type X) below the steel trusses over the performance space, or an alternative construction with similar or better overall sound transmission loss.
2. Adding to the performance space exterior metal walls an air gap with insulation and at least one layer of 5/8" Type X drywall to the interior, or an alternative construction with similar or better overall sound transmission loss.
3. This condition can only be modified with the approval of the DRB after a public hearing."

Proposed Condition 5: Please add the following sentence: "This condition can only be modified with the approval of the DRB after a public hearing."

Proposed Condition 7: Based on our conversation with DPW staff this afternoon, I understand Susan Molzon, PE will revise and update her communication dated 6/26/20 which will be included as a proposed condition, In addition, please add the following sentence at the bottom of revised Condition 7: "This condition can only be modified with the approval of the DRB after a public hearing."

Thanks for your ongoing assistance in processing this application, Scott. Please share this information with the DRB at your earliest convenience. We look forward to concluding the public hearing at next Tuesday's DRB meeting.
