

AGENDA ITEM SUMMARY
September 13, 2021

AGENDA ITEM NO. 3-I

Water & Sewer Allocations and Reallocations:

Spruce Peak Realty-Adventure Center and The Lodge at Spruce Peak

Summary: A Sewer and Water Allocation application has been received to amend uses resulting in reallocations, and a request for additional sewer allocations and an appropriation of reserved water allocations. The changes of use include the following:

Adventure Center

1. Change the Club Restaurant from 200 seat/3 meal per day to 150 Seats
2. Add a 50 seat/2 meal per day restaurant

The Lodge at Spruce Peak (formerly Stowe Mountain Lodge)

1. Reduce Laundry from 6 Commercial Washers to 2
2. Change Restaurant from 130 seat/2 meal per day to 183 seat/2 meals per day
3. Change bar from 64 seat/2 meals per day to 134 seats/2 meals per day

These changes result in additional allocations required of 752 GPD of Sewer and 846 GPD of Water. Spruce Peak Realty currently has 3,626 GPD of Sewer and 83,798 GPD of Water allocation reserved from their original “Big Three” Agreement. However, they request additional sewer allocation and maintenance of their existing reserved sewer and to appropriate the water allocations from their existing water allocation reserves.

Assuming Preliminary Allocation approval, final allocation approval will be granted by staff upon payment of all allocation fees.

Town Plan Impact: N/A

Fiscal Impact:

Proposed sewer allocation income: \$15,792

Proposed water allocation income: 0

Recommendation: Move to grant preliminary allocation approval for 752 GPD of sewer and to appropriate 846 GPD of reserved water allocation for the proposed changes of use for at the Spruce Peak Adventure Center and The Lodge at Spruce Peak, conditioned upon updates of the State WW permits WW-5-2018-1 (Adventure Center) and WW-5-2022 and WW-5-2023 (The Lodge at Spruce Peak), reflecting these proposed Changes of Use, is filed in the Land Records.