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Town of Stowe
Development Review Board
Meeting Minutes – January 4th, 2022

4 A regular meeting of the Stowe Development Review Board was held on Tuesday, January
5 4th, 2022, starting at approximately 5:00 pm. The meeting was held jointly both in-person
6 at Town Hall, and remotely using the “Zoom” application. Attendees participated in the
7 meeting either by being present at Town Hall, or remotely by joining the meeting online.

8 **Members Present:** Drew Clymer, Chair; Francis “Paco” Aumand, Tom Hand; Chris Walton;
9 Leigh Wasserman; Mary Black; Peter Roberts

10 **Staff Present:** Sarah McShane- Planning & Zoning Director & Layne Darfler- Assistant
11 Planning & Zoning Administrator

12
13 **Others Present via Zoom:** Julian Underwood, Sam Gaines, Craig Walker, 18027307380,
14 Judy Alexander

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16
17 **Approval of the Agenda** – The public meeting called to order at 5:02 P.M.

18
19 **Development Review Public Hearing**
20

21 **[Project #: 6745 \[WITHDRAWN\]](#)**

22 Appellants: Barbara Gameroff & Donna Adams

23 Owner: Troy & Lynn Lin

24 Tax Parcel #: 03-056.000

25 Location: 383 Moscow Road

26 Project: Appeal of Zoning Administrator’s Determination

27 Zoning: RR2/FHD

28
29 Chair Clymer confirms that project 6745 has been withdrawn.

30 **[Project #: 6756](#)**

31 Owner: Spruce Peak Realty

32 Tax Parcel #: 14-011.000

33 Location: 116 Liftline Drive

34 Project: Modify Conditions of Project 5930

35 Zoning: RR5/SKI PUD
36

37 Sam Gaines of Spruce Peak Realty was present and provided a brief overview of the
38 requested changes. He reported per Fire Marshalls request there were changes that
39 needed to be made to the building’s fire suppression systems. Those changes
40 included the placement of piping within the garage, pedestrian egress to the

41 building and emergency vehicle access.
42 Chair Clymer asked for a motion.
43 At 5:04pm Paco. Aumand made motion to direct the Zoning Administrator to draft
44 finding of fact and conclusions of law to approve project 6756.
45 Motion seconded by Mary Black. Motion carried unanimously. Tom Hand abstained.

46 [Project #: 6758](#)

47 Owner: Craig and Natasha Walker
48 Tax Parcel #: 05-024.010
49 Location: 0 Beech Hill Rd
50 Project: RHOD Review; Construction of Single-Family Dwelling
51 Zoning: RHOD/RR2/RR5

52
53 Craig Walker, owner, was present and provided a brief project overview.
54 Chair Clymer began the RHOD review at 5:07pm.

55
56 The Board noted the RHOD district boundary separates portions of this lot but the
57 district boundary line is not shown on site plan; Tom Hand requested that the site
58 plan be updated to show the RHOD boundary.

59
60 Discussion regarding setbacks and the proposed project being close to the setback
61 boundaries; a request was made that a condition be placed on the permit whereas
62 before the certificate of occupancy be issued the setbacks be confirmed.

63
64 Chair Clymer confirmed that staff did a site visit. Staff confirmed that both Sarah
65 McShane and Layne Darfler did a site visit with the Applicant present.

66
67 Discussion regarding building materials and exterior colors. Craig Walker stated the
68 roofing would be a grey metal roof and the siding would be a darker tan cedar. Tom
69 Hand requested more detail on the exterior shades. Craig Walker explained they
70 were similar to interior shades or business gates that would roll down; the shade
71 would be white and roll down in order to save energy in summer month for cooling
72 the home.

73
74 Discussion regarding driveway gradient; the Board requested to update site plan to
75 show driveway gradient and that the driveway be less than 15% slope.

76
77 Discussion regarding lighting; Craig Walker discussed that only the lighting show in
78 the elevation renderings would be used, the fixtures are down casted, limited
79 lighting.

80
81 At 5:22pm Chair Clymer completed the review and asked for a motion.
82 A motion was made by Paco Aumand to direct the Zoning Administrator to draft
83 finding of fact and conclusions of law approving project 6758. Mary Black suggested

84 a friendly amendment discussion to include the conditions that the site plan be
85 updated to include the RHOD boundary lines, driveway gradient, and to confirm the
86 setbacks prior to certificate of occupancy. Paco Aumand accepted the amendment
87 and updated his motion.

88

89 Motion seconded by Mary Black. Motion passed unanimously.

90

91 **Other Business:**

92

93 At 5:24 P.M. on a motion by Peter Roberts, seconded by Mary Black, the board approved
94 minutes from last meeting.

95

96 Zoning Administrator provided a brief overview of upcoming meetings and projects being
97 brought before the Board.

98

99 Discussion regarding updates from the Selectboard.

100

101 Meeting Adjourned at 5:34pm.

102

103 Respectfully Submitted,

104 Layne Darfler