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Town of Stowe
Development Review Board
Meeting Minutes – January 18th, 2022

A regular meeting of the Stowe Development Review Board was held on Tuesday, January 18th, 2022, starting at approximately 5:00 pm. The meeting was held jointly both in-person at Town Hall, and remotely using the “Zoom” application. Attendees participated in the meeting either by being present at Town Hall, or remotely by joining the meeting online.

Members Present: Drew Clymer, Chair; Francis “Paco” Aumand, Tom Hand; Chris Walton; Leigh Wasserman; Peter Roberts; David Kelly

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

Others Present via Zoom: Donna Adams, Justin Sterner, Barbara Gameroff, Monique Lajeunesse, Zoom User, Steven McNulty

Approval of the Agenda – The public meeting called to order at 5:04 P.M.

Development Review Public Hearing

Project 6761:

Owner: Sarah & Justin Sterner

Tax Parcel #: 03-056.000

Location: 383 Moscow Road

Project: Modify Existing Parking Area; Relocate Dumpsters; & Related Improvements

Zoning: RR2/FHD

Justin Sterner was present via zoom and provided a project overview. Project involves reconfiguring parking lot to include business parking and residential parking, decrease the length of the curb cut onto Moscow Road, and decrease the curb cut onto Adams Mill Rd, dumpster relocation. S. McNulty- questioned setback from parking edge to abutting property. Chair Clymer requested to hold the discussion until it comes up during the review. T. Hand- requested clarification regarding if the lot was a single lot or two lots; confirmed it is a single lot under common ownership. D. Adams- requested clarification regarding when to ask questions. Chair Clymer clarified questions can be asked throughout the review.

Discussion regarding setbacks; requirements of parking setbacks is 10’ from the property lines. T. Hand requested to see an enclosure surrounding the dumpsters and asked for clarification if fences required setbacks. Zoning Administrator confirmed fences do not have a required setback. Zoning Administrator confirmed the driveway and parking areas in this zoning district have a setback requirement of 10’.

43 S. McNulty likes the change and would like to see a fence on the backside of the
44 dumpsters so they are not visible from his property.

45
46 D. Adams- requested clarification on how the reduction of the curb cut onto Moscow
47 Road will be kept from being used as parking. J. Sterner- clarified that they plan on
48 planting grass to define the area.

49
50 Discussion regarding the curb cut off Adams Mill Road. T. Hand would like to see
51 parking out of the right-of-way. J. Sterner discussed the parking on Adams Mill Road
52 is mainly used by the residents. Further discussion regarding how those parking
53 spaces are used by the residential units as well as the business. D. Adams- requested
54 clarification on the removal of the Adams Mill Rd parking.

55
56 Discussion regarding the material of the parking lot.

57
58 Discussion regarding the outstanding landscaping from permit approval in 2008. P.
59 Roberts requested an updated site plan showing the current existing landscaping be
60 submitted for review. Chair Clymer asked for clarification if any landscaping or trees
61 were being removed in order to reconfigure the parking areas. J. Sterner confirmed
62 that no removal would take place but they may be adding. Discussion regarding
63 supplemental landscape plan and dumpster enclosure details needing to be
64 submitted.

65
66 D. Adams- requested clarification on the area between the two buildings that is
67 intended for vegetation and how the deliveries will be made in the small space.
68 Would like that to be designated in a different way or more appropriately screened.
69 Submitted photos. Board confirms they are aware there are elements missing from
70 the site plan that needs to be reviewed.

71
72 D. Adams- stated vegetation planters built in a permanent manner were installed at
73 the entrance walk to the Deli that were done without permission. Chair Clymer
74 asked Zoning Administrator if planters were regulated. Zoning Administrator stated
75 that the planters D.Adams mentions were placed approximately on the same
76 location where the bush was previously so it is not a material departure from what
77 was previously approved. T. Hand repeated the request for all existing and proposed
78 landscaping to be submitted on a plan for review.

79
80 Discussion regarding regrading and reconfiguring drainage previously done. No
81 Confirmation was able to be given.

82
83 D. Adams- requested clarifications on the next steps.
84 M.Lajeunesse – requested the Board confirm that this property is allowed to be
85 separated into two separate entities with a single water source and outlet in a non-
86 commercial area. Zoning Administrator stated that is a question regarding form of

87 ownership which the Board does not regulate.

88

89 T. Hand requested to recess in order for the applicant to provide updated site plan
90 and landscaping plans. Discussion regarding request. Board supports T. Hand's
91 request.

92

93 Applicant confirmed continuation of review to February 15th, 2022

94 Motion to continue meeting made by T. Hand, motion seconded by D. Kelly. Motion
95 passed unanimously.

96

97 **Other Business:**

98

99 February 1, 2022 meeting canceled due to lack of applications.

100

101 Staff shared the Town Attorney Memo on resolution creating the original DRB.

102

103 DRB Annual reports/updates were reviewed from Vail/Spruce Peak. The reports are in
104 response to a condition of the Master Plan.

105

106 Motion to approve meeting minutes from January 4th, 2022 made by D. Kelly, seconded by
107 C. Walton. Motion passed unanimously.

108

109

110 Meeting Adjourned at 6:00 pm.

111

112 Respectfully Submitted,

113 Layne Darfler