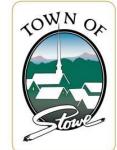
Development Review Board

Drew Clymer, Chair Francis Aumand, Vice Chair Christopher Walton Andrew Volansky Leigh Wasserman Thomas Hand Peter Roberts



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

4 A regular meeting of the Stowe Development Review Board was held on Tuesday, January

- 5 18th, 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; Peter Roberts; David Kelly
- 10 **Staff Present**: Sarah McShane- Planning & Zoning Director & Layne Darfler- Assistant
- 11 Planning & Zoning Administrator
- Others Present via Zoom: Donna Adams, Justin Sterner, Barbara Gameroff, Monique
- 13 Lajeunesse, Zoom User, Steven McNulty

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

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Development Review Public Hearing

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23 24 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

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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.

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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'.

41 42 S. McNulty likes the change and would like to see a fence on the backside of the dumpsters so they are not visible from his property.

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

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

Discussion regarding the material of the parking lot.

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

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

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

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

D. Adams- requested clarifications on the next steps.

M.Lajeunesse – requested the Board confirm that this property is allowed to be separated into two separate entities with a single water source and outlet in a non-commercial area. Zoning Administrator stated that is a question regarding form of

ownership which the Board does not regulate. T. Hand requested to recess in order for the applicant to provide updated site plan and landscaping plans. Discussion regarding request. Board supports T. Hand's request. Applicant confirmed continuation of review to February 15th, 2022 Motion to continue meeting made by T. Hand, motion seconded by D. Kelly. Motion passed unanimously. Other Business: February 1, 2022 meeting canceled due to lack of applications. Staff shared the Town Attorney Memo on resolution creating the original DRB. DRB Annual reports/updates were reviewed from Vail/Spruce Peak. The reports are in response to a condition of the Master Plan. Motion to approve meeting minutes from January 4th, 2022 made by D. Kelly, seconded by C. Walton. Motion passed unanimously. Meeting Adjourned at 6:00 pm. Respectfully Submitted, Layne Darfler