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Town of Stowe
Development Review Board
Meeting Minutes – February 15, 2022

A regular meeting of the Stowe Development Review Board was held on Tuesday, February 15, 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; Michael Diender

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, Steven McNulty, Tyler Mumley

Present in Person: Brian Leven

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

Development Review Public Hearing

Project 6761 (cont’d from 1-18-22)

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

Tyler Mumley provided an overview of the changes made since the project was last heard by the Board. Changes included adding dumpster enclosure with specifications, removal of stacked parking off Adams Mill Road, residential parking removed from Adams Mill Rd, verified landscaping. Justin Sterner provide additional comments.

C. Walton requested clarification on how many parking spaces were required and if parking calculations were submitted. J. Sterner stated 16 parking spaces are required, and parking calculations could be submitted as condition.

Board members and meeting participants had a discussion regarding removal of parking off Adams Mill Rd and the concrete slab along side of commercial structure. J. Sterner clarified that slab is being retained as a path for deliveries and the existing parking will be removed and replaced with grass.

43 D.Adams inquired about the stone planters installed near commercial structure
44 entrance path as well as front yard drainage work. The Zoning Administrator
45 clarified that those items had been dealt with separately through a determination by
46 the Zoning Administrator and are not part of current application being reviewed.
47

48 At 5:26pm Paco Aumand made motion to approve the project with the usual change
49 order conditions and the condition that the applicant submit parking calculations to
50 the Zoning Administrator prior to issuance of permit.

51 Motion was seconded by Chris Walton. The motion passed unanimously.
52

53 Project: 6767

54 Owner: Concerto LLC

55 Tax Parcel #: 06-086.000

56 Location: 1799 Mountain Road

57 Project: Host up to four food trucks from May 15, 2022 to November 15, 2022 in
58 lawn adjacent to building during business hours

59 Zoning: MRV/FHD
60

61 Brian Leven was present and provided the project overview. On behalf of the
62 property owner he is requesting to host food trucks on lawn by Red Barn shops
63 from May 15, 2022 until November 15, 2022, which is different timeline than in
64 previous years. Food trucks would operate during business hours and shut down
65 when stores close. He added that they are requesting to be able to leave trucks on
66 site and not have to remove them each day.
67

68 D. Clymer asked Zoning Administrator if any complaints were received regarding
69 the food trucks at this location in the past. The Zoning Administrator confirmed no
70 complaints had been received.
71

72 The Board had a discussion regarding if trucks would leave property or stay the
73 duration of the season. B. Leven stated the request would be to be able to leave the
74 food trucks there for a few days at a time and to not have to leave and come back
75 every day.
76

77 The Board had a discussion regarding 6-month residency of food trucks and if it
78 qualified as a permanent outdoor dining facility and warranted further
79 review/permitting.
80

81 The Board discussed striking the condition to remove trucks daily.
82

83 Board members discussed potential noise and asked if there would be music, truck
84 idling, and generators. B. Leven stated this application does not include music. He
85 stated the Red Barn Shops have light ambient music they use but the food trucks
86 themselves would not include music. He added the operation of food trucks would

87 only be during business hours of Red Barn Shops. Typically, weekdays as late as
88 6pm, weekends could be 8pm or 9pm; he added they would like the flexibility to
89 stay open no later than 9pm.

90

91 Discussion regarding removing trucks from site daily continued. B. Leven stated
92 they could move the trucks behind the Red Barn Shops at the end of the nights if the
93 Board was concerned about the visibility of the trucks in the open grassed area.

94

95 At 5:56pm Paco Aumand III made a motion to approve the project with the
96 condition that the food trucks must be moved off the lawn area on a nightly basis.
97 The motion was seconded by Michael Diender. The motion passed unanimously.

98

99 **Other Business:**

100

101 Approval of Previous Meeting Minutes. At 5:58pm a motion was made by Chris Walton to
102 approve the previous meeting minutes. Seconded by Leigh Wasserman. The motion passed
103 with Michael Diender abstaining.

104

105 Meeting adjourned at 6:01 pm.

106

107 Respectfully Submitted,

108 Layne Darfler