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**Town of Stowe  
Development Review Board  
Meeting Minutes – March 1, 2022**

4 A regular meeting of the Stowe Development Review Board was held on Tuesday, March 1,  
5 2022, starting at approximately 5:00 pm. The meeting was remotely using the “Zoom”  
6 application. Attendees participated in the meeting remotely by joining the meeting online.

7 **Members Present:** Drew Clymer, Chair; Francis “Paco” Aumand; Tom Hand; Chris Walton;  
8 Leigh Wasserman; Michael Diender

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

11 **Others Present via Zoom:** Chad Forcier, Milford Cushman, Aaron Stewart, Greg Rabideau,  
12 Kristin Elwell, George McCain, Kate Laster, Nick Donahue, Terrie Wehse

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14  
15 **Approval of the Agenda** – The public meeting was called to order at 5:01 P.M.

16  
17 **Development Review Public Hearing**  
18

19 Project #: 6784  
20 Owner: Jerry Perl  
21 Tax Parcel #: 15-042.900  
22 Location: 0 Wade Pasture Road/Lot 89  
23 Project: Clearing in RHOD  
24 Zoning: RR5/RHOD  
25

26 5:01pm Milford Cushman and Chad Forcier, from Cushman Design Group, and  
27 Kristin Elwell, abutting property owner, were all sworn in. M. Cushman and C.  
28 Forcier provided a summary of the proposed project and explained they are seeking  
29 after-the-fact approval for clearing within the RHOD.  
30

31 C. Forcier discussed the previously approved clearing limits, and the visibility and  
32 viewshed analysis provided with their submission. Based on their research they  
33 found the site sits higher in elevation and visibility of the site is minimal.  
34

35 D. Clymer asked if the lot has a house site designated on it. Zoning Administrator  
36 S.Mcshane stated it is uncertain if a house site was previously delineated, she  
37 responded she is only aware of the conservation zone and is unaware of any  
38 previously designated o house site.  
39

40 M. Diender asked a procedural question regarding the process of RHOD review for

41 clearing. Zoning Administrator S.McShane provided similar examples of applications  
42 requesting approval for clearing and then later coming in with architectural designs  
43 for a structure(s). The Board discussed whether clearing in the RHOD without a  
44 permit for a dwelling would be any type of hinderance. Zoning Administrator  
45 S.Mcshane stated clearing in the RHOD follows same process and same review  
46 standards.

47

48 M. Cushman stated the lot had been cleared years ago and then overgrown; a small  
49 percentage of trees greater than 8"dbh have been removed and hundreds of trees 3"  
50 dbh and smaller.

51

52 D. Clymer began RHOD review at 5:16pm

53

54 T. Hand raised questions regarding the future building height relative to tree height,  
55 and visibility. M. Cushman stated the visibility lines submitted evaluated the highest  
56 point of the lot and show limited visibility, but a future proposal would have to show  
57 the building is located below the canopy- he testified the entire lot has visibility  
58 limited.

59

60 At 5:25 C. Walton made a motion to approve the application with the added  
61 condition that no further clearing be done. Second by M. Diender.

62 K. Elwell noted that the abutter notice was not received and they believe the abutter  
63 listing is swapped with neighbors due to an error on the Town's parcel map.

64

65 The motion by C. Walton was approved unanimously at 5:27pm.

66

67 Project #: 6780

68 Owner: Katherine and Richard Laster

69 Tax Parcel #: 06-038.000

70 Location: 2364 Mountain Road

71 Project: Convert rear motel into 5 residential units

72 Zoning: UMR

73

74 At 5:28pm Katherine Laster, Sam Scofield of Scofield Architecture, and George  
75 McCain of McCain Consulting Inc, were all sworn in. S. Scofield provided a project  
76 overview; currently 1970's era Motel behind Hob Knob containing 17 guest rooms  
77 on two levels, the property owners would like to convert the structure into five  
78 condominium units. The building would be accessed from the existing drive off  
79 Mountain Road; project would result in less traffic.

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81 D. Clymer began review at 5:33pm

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The Board discussed the previously approved subdivision- Zoning Administrator S.McShane stated an application for a subdivision amendment is being processed, the provided staff review noted dimensional calculations considering both the mylar being recorded and considering if it is not filed; the project meets the dimensional requirements under either scenario.

The Board discussed setbacks and the building coverage percentage- S. Scofield stated the percentage is 5.56%.

D. Clymer had technical difficulties and Vice Chair P. Aumand resumed the Acting Chair position.

The Board discussed density- Zoning Administrator S.McShane provided further clarification that with or without the mylar being filed the density requirements are met.

The Board discussed the status of VTrans permit 1111. T. Hand requested clarification if VTrans is or is not requiring 1111 permit for the change of use. Clarification from Zoning Administrator S.Mcshane that the email from VTrans was received after staff report was prepared. She noted that VTrans jurisdiction is generally limited to the right-of-way but would support a proposal to widen driveway width to 24 ft to allow 2-way vehicular access. Zoning Administrator S.Mcshane clarified that VTRANS is suggesting the access be widened but not required and the access would likely need to be widened under the upcoming application for subdivision amendment but may not need to be required under this application. T. Hand requested clarification on if just the access or entire driveway would fall under their review in upcoming application. Zoning Administrator stated the DRB will be reviewing the access road, driveway to previously approved lots, and associated rights-of-way.

At 5:58pm C.Walton made a motion to approve the application with the condition that the plan be updated to reflect this project only and submission of a parking plan. D. Clymer seconded the motion.

M. Diender asked for clarification on entryway to the subdivision, he reported that it is a complicated corner would like to see the entrance improved. The Board will review this during the subdivision hearing at a later date.

The motion made by C. Walton passed unanimously.

Project #: 6773

124 Owner: Jameson Partners LLC  
125 Tax Parcel #: 07-034.000  
126 Location: 782 Mountain Road  
127 Project: Construct two 12-unit multi-family dwellings and related improvements  
128 Zoning: HT/FHD  
129

130 T. Hand recused from this review

131 At 6:00pm Greg Rabideau of Rabideau Architects, Aaron Stewart of Stewart  
132 Construction, and Terrie Wehse were sworn in and provided a project overview.  
133 The project includes two multi-unit residential structures and related  
134 improvements. G.Rabideau explained the proposal creates usable spaces in and  
135 around proposed residential buildings, with strongly articulated massing. He  
136 described the overall massing of building and design features of buildings. He added  
137 they are requesting a parking waiver, a parking reduction of 35 spaces which is less  
138 than maximum allowed. He explained it is their belief that the residential buildings  
139 and office spaces could share parking but there is additional land to create parking if  
140 needed.

141

142 At 6:09pm L. Wasserman made motion to enter into deliberative session.

143 The motion was seconded by C. Walton.

144 The Board entered into deliberative session at 6:10pm and came out of deliberative  
145 session at 6:21pm.

146

147 At 6:22pm D. Clymer swore Nick Donahue in.

148

149 D. Clymer began the standard review at 6:23pm.

150

151 The Board discussed setbacks and areas of concern. D. Clymer clarified that an  
152 engineer or surveyor would be required to confirm the setbacks. The Applicant  
153 agreed.

154

155 The Board discussed building coverage - A. Stewart stated 6.26% building coverage  
156 total is proposed. C. Walton asked that calculation be submitted with the  
157 application.

158 T. Wehse asked a question regarding if there is a specific use for the multi-family  
159 homes; stated she would like to see more senior living facility homes in the area.

160 The Board discussed the maximum building height and the roof overhang.-. G.  
161 Rabideau clarified measurement of height is taken from the middle of rise of roof  
162 and clarified the building height requirement is met.

163

164 The Board discussed the density calculation and inquired if the calculations include  
165 the existing uses. Zoning Administrator S.McShane clarified the existing uses are

166 commercial which do not require density under the regulations.

167

168 D. Clymer questioned municipal impact written comments and asked the Fire  
169 Department and DPW be reached out to again.

170

171 The Board discussed the traffic study. Zoning Administrator S.Mcshane stated  
172 additional information was submitted over the weekend so Board does not have  
173 everything that has been submitted. D. Clymer stated that with the Board not having  
174 that information he requested the board members review that information and  
175 discuss at later date.

176

177 Discussion regarding connecting to the Town sewer/water connections- Zoning  
178 Administrator S.McShane met with Harry Shepard from Public Works and John  
179 Grenier of Grenier Engineering; she stated a revised plan is expected from Grenier  
180 Engineering shortly. A. Stewart stated the Town has capacity for the additional  
181 water and sewer but there were design details being worked out.

182

183 Discussion regarding renewable resources- G. Rabideau stated there are no adjacent  
184 utilities that the project would have a negative impact on and he did not feel the  
185 buildings would be good candidate for solar due to surrounding vegetation.

186 D. Clymer requested to see shadow analysis to show no implication to the  
187 neighboring properties ability for renewable resource facilities.

188

189 The Board discussed the proposed construction schedule and times. The Board  
190 recommend later schedule on Saturdays from 9am-4pm.

191

192 The Board discussed parking calculations and the parking waiver request. M.  
193 Diender questioned if the applicant considered separating the residential parking  
194 from office parking. G.Rabideau explained the parking for residents is under the  
195 building and office/guest parking within the upper lot; he considers that separation.  
196 He added that the access to east wraps completely around the units. D. Clymer asked  
197 for delineation of the parking that is underground to show the complete circulation  
198 of the parking. L. Wasserman stated there is a discrepancies from the submitted  
199 Grenier plan and the landscape plan. The applicant explained the discrepancies and  
200 noted the Landscape Plan is the most recent. P. Aumand requested clarification on  
201 where the future 35 parking spaces would be located. G. Rabideau stated there is a  
202 significant amount of land they could use if needed. M. Diender asked if they could  
203 indicate a reserved space for parking should parking become a problem. A. Stewart  
204 stated the existing parking is not currently used. G. Rabideau requested that if they  
205 added a reserved parking area on the plans they Board grant the applicant the  
206 flexibility to change the location as they have future plans/additional phases for the  
207 lot. There was general discussion regarding eliminating parking to increase green  
208 space and the entrances to the existing commercial building.

209

210 John Springer Miller was sworn in at 7:14pm.

211

212 Tom Hand was also sworn in at 7:19pm and provided an update on the landscaping  
213 plans and removal of existing hedgerow along Mountain Road. D. Clymer requested  
214 an updated landscaping plan with existing plants proposed to remain be shown  
215 along with the proposed plants.

216

217 M. Diender requested clarification on Act 250 jurisdiction. The applicant indicated  
218 the project will be subject to Act 250.

219

220 D. Clymer requested the width of drive openings be labeled. A. Stewart stated both  
221 openings will be 24'.

222

223 There was general discussion regarding lighting on plans, locations and types being  
224 proposed. L. Wasserman asked about dimmers or timers. A. Stewart stated the  
225 entire system will be on timers to go with daylight.

226

227 The review was completed at 7:36pm.

228

229 G. Rabideau requested a continuance to date and time certain. Zoning Administrator  
230 S.Mcshane suggested that the meeting be April 5, 2022.

231

232 A motion to continue to date and time certain of April 5, 2022 was made by P.  
233 Aumand and seconded by M. Diender. The motion was unanimously approved with  
234 T. Hand recused.

235

236

237 **Other Business:**

238 A motion was made by C. Walton to approve minutes with correction to line 95 – the  
239 motion was made by P. Aumand.

240 The motion to approve the minutes as corrected was seconded by P. Aumand and approved  
241 unanimously.

242

243 At 7:40pm T.Hand motioned to enter into executive session to discuss pending legal  
244 matters . The motion was seconded by L. Wasserman and approved unanimously.

245

246 Meeting adjourned at 7:52pm

247

248 Respectfully Submitted,

249 Layne Darfler

250 Assistant Planning & Zoning Administrator