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Town of Stowe
Development Review Board
Meeting Minutes – May 3, 2022

A regular meeting of the Stowe Development Review Board was held on Tuesday, May 3rd, 2022, starting at approximately 5:00 pm. The meeting was held at the Stowe Town Office with remote participation using the “Zoom” application.

Members Present: Drew Clymer, Chair; Mary Black; Peter Roberts; Leigh Wasserman; Tom Hand, Chris Walton

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

Others Present in Person: David Wolfgang, Chris Oleks, Beth Oleks, Edwin Bitter, Tyler Mumley

Others Present via Zoom: Bill Adams, John Thurgood, Nick Donahue, Josh Wolfgang

Approval of the Agenda – The public meeting was called to order at 5:01 P.M by Chair Clymer

Development Review Public Hearing-

Project #: 6802 (Continued from 4/5)
Owner: Hotel Sportiva Stowe LLC c/o Edwin Bitter
Tax Parcel #: 07-021.000
Location: 876 Mountain Rd
Project: Amend 6204; Single Story Unenclosed Structure
Zoning: HT

Tlyer Mumley and Edwin Bitter were sworn in by Chaire Clymer at 5:02 pm

Tyler Mumley provided updates to the project. He reported that when the setback lines were marked out in the field they discovered the structure was constructed within the setback. The Applicant requested to change their request to replace a non-conforming structure which would allow the structure to remain where constructed. The new structure sits at 42’ off the property line, the setback is 50’. Previous location of tennis court sat at 37’ from property line.

The Zoning Administrator clarified that under the regulations the definition of a structure includes tennis courts and the non-conforming structure standards are very lenient.

Discussion regarding when the tennis court was constructed.

T. Hand made the motion at 5:11 pm to enter into deliberative session. The motion was seconded by C. Walton and passed unanimously.

The Board returned from deliberative session at 5:26pm

Chair Clymer requested a plan showing the pre-existing tennis court footprint on the site plan along with the new building super imposed and the 50’ setback.

T. Hand stated that at the previous meeting he requested specific information be brought

47 back before the Board and that was not done. He would like to have the applicants come
48 back with the requested information.

49
50 Discussion regarding review of project or continuance.

51
52 Chair Clymer suggested the application be recessed to time and date certain as information
53 was submitted very late. The Zoning Administrator stated the next available meeting is May
54 17th, 2022.

55
56 At 5:38pm L. Wasserman made the motion to continue the review to time and date certain
57 of May 17th, 2022. The motion was seconded by T. Hand and unanimously approved.

58 Project #: 6847
59 Owner: Riverbend Apartments Limited Partnership c/o Lamoille Housing Partnership
60 Tax Parcel #: 7A-098.000
61 Location: 605 Maple St
62 Project: Amend Previously Approved Landscaping Plan of Project 6168; Replace
63 Landscaping Along Maple St.
64 Zoning: VR20

65
66 Chair Clymer swore in Jim Lovinsky, Bill Adams, and David Bailey at 5:39pm

67
68 Jim Lovinsky provided a project overview. The current landscaping along Maple St is too tall
69 and creating a hazard to cars pulling out of the site. The Applicant is requesting to change
70 the vegetation to a low growing vegetation.

71
72 Discussion of vegetation and barrier options to use in that location. Chair Clymer asked if a
73 fence would be more suitable. J. Lovinsky stated it would need to be a small, short fence. C.
74 Walton questioned if raising the berm height would provide barrier solution.

75
76 B. Adams asked if the Applicant could install a curb there to match the properties
77 approaching Main St. He requested clarification if landscaping was completed. J. Lovinsky
78 stated landscaping is not complete yet.

79
80 The Board further discussed options to use. Chair Clymer clarified that the Board is
81 agreeing to a combination of low growth shrubs that are salt tolerant with rocks or boulders
82 use as well.

83
84 At 5:56pm the motion was made by C. Walton to approve the project allowing for a
85 combination of low growth, salt tolerant, juniper vegetation with boulders or rocks. The
86 motion was seconded by M. Black and unanimously approved.

87
88
89 Project #: 6838
90 Owner: 109 Main LLC
91 Tax Parcel #: 7A-046.000

92 Location: 109 Main St
93 Project: Request to Create an Outdoor Seating
94 Zoning: VC10

95
96 Beth and Chris Oleks were present to provide a project overview and sworn in at 5:58pm.
97 B.Oleks explained her request for outdoor seating and reported it was allowed during
98 COVID interim zoning and now requesting permanent permit for the outdoor seating area.

99
100 C. Walton requested clarification on total seat and table count. B. Oleks clarified total seat
101 count would be 32 outside.

102
103 Chair Clymer reviewed comments from DPW.

104
105 Chair Clymer requested clarification on current use. Zoning Administrator stated the
106 current use is retail with bar tasting unit.

107
108 Chair Clymer requested clarification if food was served. B. Oleks stated some sort of food
109 has to be served per State regulation but their service is minimal as they are only a tasting
110 room and not a full service bar. B. Oleks stated they require all patrons to have a seat which
111 keeps the volume down and patrons have to come into the tasting bar to be serviced there is
112 no outside service.

113
114 Chair Clymer requested clarification on if the rope around the lawn areas was remaining. B.
115 Oleks clarified that it the rope is remaining as it is required under State regulations.

116
117 Chair Clymer requested clarification on music. B. Oleks stated no music proposed.

118
119 Discussion on what percent of visitors are walk-up or drive specifically to the property. B.
120 Oleks stated 80% of visitors are there for the retail shop and 20% happen to come across
121 the tasting room but it is not a destination.

122
123 At 6:17pm the motion to approve the project as presented was made by C. Walton. The
124 motion was seconded by P. Roberts and unanimously approved.

125
126 Project #: 6837
127 Owner: JDVT LLC
128 Tax Parcel #: 06-088.000
129 Location: 1652 Mountain Rd
130 Project: Construct 32' X 40' Storage Barn
131 Zoning: MRV

132
133 David Wolfgang was sworn in at 6:20pm and provided a project overview.

134

135 D. Wolfgang stated the request is to add a 32' x 42' storage barn to store sporting
136 equipment.
137
138 C. Walton requested clarification on if any mechanical equipment was being installed or
139 dumpster enclosures proposed. D. Wolfgang stated none are proposed.
140
141 P. Roberts requested clarification on building materials. D. Wolfgang stated materials will
142 match the existing building.
143
144 T. Hand requested clarification on trees being removed. D. Wolfgang stated only one maple
145 tree was being removed from the site.
146
147 Chair Clymer went through the Source Protection Overlay District standard review
148 questions.
149
150 At 6:28pm C. Walton made the motion to approve the project as presented with the
151 condition that a revised site plan be submitted. The motion was seconded by M. Black and
152 unanimously approved.
153

154
155 **Other Business:**

156
157 The Zoning Administrator reviewed upcoming agenda items.
158 A motion was made by M. Black to approve minutes from 4-19-22, and seconded by D.Clymer. The
159 motion passed.
160
161 The motion to adjourn the meeting was made at 6:31 by M. Black, seconded by T. Hand, and
162 unanimously approved.
163
164 Respectfully Submitted,
165 Layne Darfler
166 Assistant Planning & Zoning Administrator