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Town of Stowe
Development Review Board
Meeting Minutes – June 7, 2022

A regular meeting of the Stowe Development Review Board was held on Tuesday, June 7, 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; Chris Walton; Leigh Wasserman; Tom Hand; David Kelly.

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

Others Present in Person: Lee Hunter, Matt Lillis, Bobby Murphy

Others Present via Zoom: Arnie Ziegler, Gunner McCain, Dave Lachtrupp, Katie Knoll, Doug Armbuster

Approval of the Agenda – The public meeting was called to order at 5:00 P.M by Chair Clymer

Development Review Public Hearing-

Project #: 6808 (continued from 4/19/22) *Requesting continuance to July meeting*

Owner: Aaron and Carolyn Solo

Tax Parcel #: 07-073.080

Location: 0 Foxfire Ln

Project: Preliminary Subdivision: Subdivide 67 acres into 9 Lots and 1 ‘buffer’ Lot

Zoning: RR2

Motion was made at 5:01pm by C. Walton to continue to date and time certain of July 19th, 2022.

The motion was seconded by M. Black and unanimously approved.

Project #: 6814 (continued from 4/19/22) *Requesting continuance to July meeting*

Owner: Thomas Michelson

Tax Parcel #: 07-309.070

Location: 87 Farr Hill Road

Project: Final Subdivision Review-2-Lot Subdivision of Lot B2

Zoning: RR1/RR2

Motion was made at 5:02pm by C. Walton to continue to date and time certain of July 19th, 2022.

The motion was seconded by M. Black and unanimously approved.

Project #: 6876

Owner: Moscow Meadows LLC

Tax Parcel #: 03-053.100

Location: Lot 4 Moscow Meadows/Salvas Lane

Project: Flood Hazard Area Review to Construct Single Family Dwelling & Related Improvements

Zoning: RR2/FHD

46 Chair Clymer swore in Dave Lachtrupp at 5:03pm. Mr. Lachtrupp provided a project overview and
47 elevation certificate summary.

48
49 The Board discussed the base flood elevation and lowest elevation of the proposed structure.
50

51 Motion made by C. Walton at 5:09pm to approve the project as presented. The motion was
52 seconded by M. Black and unanimously approved.

53 At 5:10pm a motion to enter deliberative session was made by T. Hand and seconded by L.
54 Wasserman. The motion passed unanimously.

55
56 The Board returned from deliberative session at 5:26pm
57

58 **Other Business:**

59
60 Review Skier Days & Traffic Report-
61 Project BA-14-002-25 & Project 4707 with VR US Holdings II LLC
62

63 Bobby Murphy and Matt Lillis of Stowe Mountain Resort were present to provide an overview of
64 the skier days and traffic information. Mr. Lillis stated the skier days threshold was met in 2021-
65 2022 season.

66
67 D. Clymer requested clarification on how a 'Skier Day' is defined. Mr. Lillis stated it was one ticket
68 holder/day equaled one skier visit; same for pass holders one scan of a pass equaled one skier visit.
69

70 D. Clymer requested clarification on if the threshold was met or exceeded. Mr. Lillis stated the
71 threshold was exceeded but the exact number cannot be provided. Mr. Murphy stated they can only
72 confirm that the threshold number had been exceeded but cannot provide the exact data. D. Clymer
73 asked if there were any mitigation strategies to not exceed the threshold in the future? Mr. Murphy
74 stated the threshold was not a limit but was an indication measure that mitigation strategies would
75 be needed for parking and traffic.

76
77 Mr. Lillis stated their mitigation strategies include real time monitoring by staff, added two full size
78 shuttle buses and two small buses to and from remote parking lots in partnership with Green
79 Mountain Transit, as well as continued partnership with VTrans to work on plowing and keeping
80 roads clear with assistance from private 3rd party consultants.

81
82 The Board had general discussion on plowing during bad winter weather days, use of private plows
83 to assist, and when the road is closed to clear snow and when plows travel with traffic flow.
84

85 T. Hand asked if parking was an issue this year. Mr. Lillis stated there were two days where lots
86 were at capacity. T. Hand asked how the paid parking system will help the parking and traffic
87 issues. Mr. Murphy stated the hope is to change the customer behavior through the paid parking
88 system, stating the problem is too many cars and too little people within those cars. T. Hand
89 clarified that they are stating that their strategy is to increase the number of people per car.

90
91 There was general discussion regarding capacity of mountain trails.
92

93 D. Clymer stated that the issue of parking and traffic is not just located at the site but is a problem
94 all the way to the village as well. It affects businesses, schools, livelihoods, and first responders. Mr.
95 Lillis stated they work with Stowe Police Department to provide traffic control officers, are utilizing

96 Green Mountain Transit with the goal to have four busses total running, and reinvesting funds from
97 the paid parking program into Green Mountain Transit.

98
99 There was general discussion regarding location of traffic control officers.

100
101 There was general discussion regarding paid parking system. Mr. Lillis stated parking will be free
102 Monday through Thursdays, except Holidays. Friday through Sunday and Holidays the upper
103 parking lots will charge per car with any cars containing four or more passengers being free. The
104 lower parking lots will always be free. Mr. Lillis continued to state that they are working with a
105 parking vendor who will staff the lots and use plate verifications to charge and ticket vehicles.
106 There will be pay to park kiosks in the lot. All lots will be free after 2pm.

107
108 There was general discussion on ways to make the paid system known to community and visitors.

109
110 There was general discussion regarding traffic study and requirements under Act 250 and DRB
111 conditions. Discussion regarding peak time and expanding the traffic study going forward.

112
113 Motion was made at 6:38pm by C. Walton to recess the review until July 19th, 2022.

114 T. Hand asked if the Board would like any comments from Stowe Police Dept. or engineers involved
115 in the traffic study. The Board was in agreement. The motion was seconded by M. Black at 6:40pm
116 and unanimously approved.

117
118
119 •Election of DRB Chair & Vice Chair Per Rules of Procedure

120 A motion was made by C. Walton to elect D. Clymer as Chair, motion was seconded by L. Wasserman
121 and unanimously approved.

122 A motion was made by M. Black to elect T. Hand as Vice Chair, motion was seconded by D. Kelly and
123 unanimously approved.

124
125 A motion was made at 6:41pm by M. Black to approve minutes from 5-17-22 with typo corrections
126 on line 26 and seconded by T. Hand. The motion passed unanimously.

127
128 A motion to adjourn the public meeting and move into deliberative session was made at 6:47 by C.
129 Walton, seconded by M. Black and passed unanimously

130
131 Respectfully Submitted,

132 Layne Darfler

133 Assistant Planning & Zoning Administrator