



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

Town of Stowe
Development Review Board
Meeting Minutes – February 7, 2023

A regular meeting of the Development Review Board was held on Tuesday, February 7, 2023, 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, Mary Black, Chris Walton, David Kelly, Leigh Wasserman

Staff Present: Sarah McShane- Planning & Zoning Director, Ryan Morrison- Deputy Zoning Administrator

Others Present in Person: [See sign-in attendance sheet]

Approval of the Agenda

Chair Clymer called the meeting to order at 5:02pm

A motion to approve meeting minutes from January 17th, 2023 was made by D. Kelly, seconded by M. Black. Motion passed unanimously.

Project #: 7047

Owner: Alex & Tessa Rawson

Tax Parcel #: 03-054.000

Location: 127 Moscow Rd

Project: Final subdivision review: 2-lot Subdivision

Zoning: RR2

Chair Clymer swore in Tyler Mumley, Alex Rawson, Tessa Rawson, Lindsay Turiello, and Chris Turiello.

T. Mumley provided an overview of the application. Lot 1 will contain the existing home, and Lot 2 will be developed as a home site in the future. An existing right-of-way off Moscow Road will continue to serve the existing property and new lot. The ~9.81 acre property contains a stream and prime agricultural soils. New development will maintain a 50-foot buffer from the stream.

L. Turiello asked about the existing power lines that run west from Route 100 onto the subject property. T. Mumley stated that those will remain unchanged, but new utilities will locate underground.

At 5:13pm Chair Clymer went through the standards.

Chair Clymer asked how the lot measurements and setbacks were calculated. S. McShane explained that Lot 2 will have two front yard setbacks along Route 100 and Moscow Road. The other setbacks will be considered side yards.

In response to L. Turiello’s concern that the well and septic locations are inaccurate on the subdivision plan, T. Mumley confirmed that the plan will be revised accordingly.

46 T. Mumley noted that prime agricultural land exists on the property, and that development less
47 than an acre doesn't trigger State of Vermont mitigation requirements. Out of Lot 2's 5.61 acres,
48 0.87 acres will be developed.

49
50 Chair Clymer asked if the existing tree lines will remain. T. Mumley responded that there will be
51 selective cutting for the driveway, homesite and mound system. T. Mumley went on to say that
52 there will be between 25,000-35,000 sf of ground disturbance during future development work on Lot
53 2, which will result in approximately 4,000 sq ft of impervious surfaces.

54
55 L. Wasserman made the motion to approve the application as presented, stressing that the
56 applicant pay close attention to Condition #10 of the staff report. The motion was seconded by M.
57 Black and unanimously approved.

58
59 **Project #: 7031**
60 **Owner: Judy Foregger**
61 **Tax Parcel #: 7A-191.000**
62 **Location: 4/6 Sunset St**
63 **Project: Construct a duplex and related improvements**
64 **Zoning: VC-10**

65
66 Chair Clymer swore in Chris Austin and Judy Foregger.

67
68 C. Austin provided an overview of the application. He noted that this project was previously
69 approved in 2012. Since the 2012 approval, water, sewer and electrical updates have been made to
70 meet current standards.

71
72 L. Wasserman asked about construction staging and timing. C. Austin responded that that is still to
73 be determined. Rear yard staging and erosion control will be addressed first. Additionally, a large
74 tree in the rear yard will be removed to make way for the new duplex. The existing rear-yard shed
75 will remain.

76
77 Chair Clymer inquired about the differences between the structure approved in 2012 and the
78 structure currently under review. C. Austin responded that the footprint will remain the same, and
79 some stylistic features will change.

80
81 Chair Clymer asked the applicant to address comments/concerns provided by the applicable town
82 departments. In response to the Fire Chief's comments, C. Austin noted that the new building may
83 actually be rented, meaning that they will provide lockboxes for access, as well as meet all other
84 Fire Chief requirements. Additionally, the applicant agrees to all DPW requirements.

85
86 L. Wasserman asked about the shared access. C. Austin responded that the existing curb cut and
87 driveway spans the property line and will remain as existing.

88
89 S. McShane suggested adding Saturday construction hours to the noted days and hours of
90 construction in the permit conditions. C. Austin commented that Saturday construction hours, in
91 addition to the Monday-Friday construction, would be appreciated.

92
93 C. Walton made the motion to approve the application as proposed, adding Saturday hours of
94 construction into the permit conditions. The motion was seconded by L. Wasserman and
95 unanimously approved.

96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140

Project #: 7041
Owner: Adam Desy & Kristen Dostie
Tax Parcel #: 02-107.010
Location: Whitney Lane [e911 # To Be Assigned]
Project: Construct single-family dwelling and related improvements in the RHOD
Zoning: RR5

Chair Clymer swore in Lee Hunter and Kristen Dostie.

L. Hunter provided an overview of the project. Out of the 51.30 total acres, 2.7 acres will be developed, leaving the remainder reserved in 'current use'. The homesite will locate within an existing clearing. Some trees will be removed as needed for the homesite, septic system and driveway. L. Hunter also displayed photos taken from different vantage points showing the site and the potential for view impacts.

D. Kelly asked the applicant to confirm the development footprint. L. Hunter responded that the floor area will be approx. 3500 sf, with the building footprint being about half of that. Additionally, a 625 sf deck will be included.

L. Wasserman asked how the driveway clearing will affect site lines. L. Hunter responded that there would be a negligible increase.

Chair Clymer asked how the Board felt about the vantage point presentation. All Board members were positive and noted that the development will have negligible view impacts.

Chair Clymer went through the standards.

C. Walton made the motion to approve the application as proposed. The motion was seconded by M. Black and unanimously approved.

Other Business:

None.

Review of Upcoming Schedule:

S. McShane discussed the upcoming DRB meeting agenda.

At 6:22pm the meeting was adjourned.

Respectfully Submitted,
Ryan Morrison
Deputy Zoning Administrator