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**Town of Stowe  
Development Review Board  
Meeting Minutes – March 21, 2023**

A regular meeting of the Development Review Board was held on Tuesday, March 21, 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, Tom Hand, Mary Black, David Kelly, Peter Roberts, Sarah Henshaw (alternate), Michael Diender (alternate)

**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.

**Development Review Public Hearings**

**Project #: 7067**

**Owner: Alan & Lynn Lehouiller**

**Tax Parcel #: 03-096.000**

**Location: 0 Points North Rd [e911 To Be Assigned]**

**Project: Construct a Single-Family Dwelling and Related Improvements within the RHOD Zoning: RR5/RHOD**

Chair Clymer swore in John Grenier and Bud Wilson.

J. Grenier provided a summary of the project. A storm in 2018, and another a few months ago, knocked down many trees in and around the development site, leaving approximately 12 trees planned for removal to accommodate the proposed development. The development site has been cleared of fallen trees. The remaining trees/forested area of the property will screen the development from any potential vantage points.

Chair Clymer went through the standards.

Chair Clymer asked how far behind the house is the property cleared. J. Grenier responded that the lot has been cleared of fallen trees an approximate distance of 140 ft behind the proposed home.

J. Grenier also offered the following: a state, not local, wastewater permit will be required, no timber harvesting is proposed, and Act 250 calls out that the proposed development does not identify such a proposal as having an adverse impact on deer wintering areas.

B. Wilson (architect) detailed how the placement of the home tucked into the hillside, and the use of natural materials, will mitigate any potential view impacts should the home become visible from offsite.

Chair Clymer asked how the roof drains. B. Wilson confirmed that stormwater will run through eave gutters, then into downspouts and dispersed.

46  
47 B. Wilson added that given the ledges on the site, the pool and terrace location will likely have to be  
48 altered. The only lighting that will remain as submitted will be those on the new home, which are  
49 all recessed. The pool, terrace and site lighting are no longer part of this application and we will  
50 come back with a new application to permit those in the future.

51  
52 T. Hand made the motion to direct staff to draft findings of fact and conclusions, excluding the pool,  
53 associated terrace and site lighting, for the DRB's consideration. The motion was seconded by M.  
54 Black and unanimously approved.

55  
56 **Project #: 7068**  
57 **Owner: Emmanuel Lemelson & Anjeza Lemelson**  
58 **Tax Parcel #: 11-059.000**  
59 **Location: 484 Edson Hill Road**  
60 **Project: Re-subdivide Two Existing Parcels into Three Lots**  
61 **Zoning: RR2/RR5**

62  
63 Chair Clymer swore in Tyler Mumley and William Grigas.

64  
65 T. Mumley provided a summary of the project, to re-subdivide two existing parcels into three lots.  
66 Lot 1 will contain the existing home, Lot 2 will contain the existing chapel building and future  
67 dwelling, and Lot 3 will contain a future dwelling.

68  
69 W. Grigas (attorney for adjoining land owners) stated that the subdivision will have an undue effect  
70 on the rural landscape of the area.

71  
72 Chair Clymer asks the applicant to explain the existing chapel and the issue brought up in the staff  
73 report regarding its sole presence on Lot 2. T. Mumley responded that reconfiguring the lot is not  
74 desirable. Applying for a conditional use permit at this time is also undesirable.

75  
76 Chair Clymer swore in Emmanuel Lemelson.

77  
78 E. Lemelson noted that the chapel is not commercial. It is a private accessory use to the residents.

79  
80 T. Hand stated that the applicant should make sure that the application meets the Public Works  
81 Director's requirements. T. Mumley responded that the most recent plan should meet the  
82 Director's requirements.

83  
84 W. Grigas stated that without screening and landscaping plans, his clients are concerned about the  
85 proposal. T. Mumley responded that he will provide tree clearing plans to meet landscaping  
86 concerns.

87  
88 Given the concerns raised by staff, the applicant noted that the application will be withdrawn, and  
89 they will submit a new application in the future.

90  
91 *@7:22pm, Chair Clymer announced a 5-minute break.*  
92 *@7:29pm, the meeting resumed.*

93  
94 **Project #: 7022 (Cont. from 11/15/22, 1/17/23, and 3/7/23)**  
95 **Owner: AWH Stowe Resort Hotel LLC c/o AWH Partners LLC**

96 **Tax Parcel #: 11-138.000**  
97 **Location: 199 Topnotch Dr**  
98 **Project: Construct Four Story Multi-Family Dwelling with Conference Room**  
99 **Zoning: UMR/PUD**

100  
101 Chair Clymer swore in Mark D'Angelo, David Marshall, Ella Braco, Michael Koch, Corey Mack, Chris  
102 Roy, Russ Flicker, Matt Wheeler, Brandon Dorsey, Megan Spinos, Eugene Bernat, Alisa Bernat,  
103 Daniel Seff, Dan Caner, Emma Gilligan, and Harry Shepard.

104  
105 M. D'Angelo presented a summary of the project, with additional focus on the items identified by  
106 staff as problematic. Those items included building height and setbacks, traffic on roads and  
107 highways in the vicinity, parking, pedestrian circulation, and outdoor lighting. M. D'Angelo noted  
108 that a similar project was approved in 2012, with an even taller structure, and that the current  
109 proposal should be approved because it is a reduction in height, although still in excess of the  
110 height restrictions of the zoning regulations. Chair Clymer noted that while an error may have been  
111 made in approving a plan in 2012, the current proposal is subject to the restrictions of the current  
112 zoning regulations.

113  
114 Chair Clymer went through the standards, offering opportunity for question and answer between  
115 Board members and the applicants. The application team consisted of architects, engineers,  
116 landscape designers, etc., each of whom addressed their respective areas of expertise.

117  
118 Chair Clymer opened the hearing up to the public. Concerns raised were focused heavily on  
119 vehicular impacts on VT-108/Mountain Road and parking.

120  
121 After hearing testimony, the Board offered suggestions on what revisions the applicant should  
122 consider, noting that the applicant can request a continuance to a future meeting date to make  
123 revisions and move toward a more suitable outcome. The applicant requested that the DRB close  
124 the hearing and move on to a decision.

125  
126 T. Hand made the motion to close testimony and move into deliberative session. The motion was  
127 seconded by S. Henshaw and approved (6-1: M. Diender)

128  
129 **Other Business:**

130  
131 None.

132  
133 **Review of Upcoming Schedule:**

134  
135 N/a

136  
137 **Approval of Minutes:**

138  
139 Review of the March 7, 2023 meeting minutes was pushed on to the next meeting: April 4, 2023.

140  
141 At 9:06pm the meeting was adjourned.

142  
143 Respectfully Submitted,  
144 Ryan Morrison  
145 Deputy Zoning Administrator