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**Town of Stowe
Development Review Board
Meeting Minutes – April 4, 2023**

A regular meeting of the Development Review Board was held on Tuesday, April 4, 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: Tom Hand, Mary Black, David Kelly, Leigh Wasserman, Chris Walton, Peter Roberts

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

Meeting Chair T. Hand called the meeting to order at 5:02pm.

Development Review Public Hearings

Project #: 7048 (Cont. from 2/21/23)

Owner: Little River Holdings LLC

Tax Parcel #: 11-152.000

Location: 3343 Mountain Road

Project: Construct Nine One Bedroom Lodging Unit Cabins, Expanded Parking, and Associated Site Improvements

Zoning: MRC

Chair Hand swore in Tyler Mumley and Jed Harris.

T. Mumley provided a summary of the project. The project was heard at the February 21, 2023, DRB meeting, at which time the DRB requested that several things be addressed and/or revised. Those items included revisions to the parking layout, landscaping, the layout of the cabins, and the access drive to address the Fire Chiefs requirements. T. Mumley explained that the plans have been revised to address these concerns.

Additionally, T. Mumley noted that the revised plans include an ADA space near the proposed cabins, relocated EV charging stations, and a shifting of the cabin locations closer to Rte. 108. The additional parking area between the existing parking lot and Rte. 108 has also been removed, and additional parking spaces will be provided at the western end of the existing parking lot.

P. Roberts asked if the new parking spaces would be paved. T. Mumley confirmed that they would be.

T. Hand went through the standards applicable to the revisions in front of the board. All other standards were addressed at the February 21, 2023, meeting.

C. Walton made the motion to direct staff to draft findings of fact and conclusions for the DRB’s consideration. The motion was seconded by M. Black and unanimously approved.

46 **Project #: 7062 (cont. from 3/7/23)**
47 **Owner: Peter Livaditis/Maple Corner Investments LLC**
48 **Tax Parcel #: 7A-135.020**
49 **Location: 59 Mountain Rd #b**
50 **Project: Renovate Existing Mixed-Use Building; Construct Addition; Add Dwelling & Related**
51 **Improvements**
52 **Zoning: VC-10/SHOD**

53
54 Chair Hand swore in Andrew Volansky, Kelley Osgood, and John Grenier.

55
56 A. Volansky provided a summary. The project was heard at the March 7, 2023, DRB meeting, at
57 which time it was brought to the DRB's attention that the project would need a variance from the
58 front yard and watercourse setbacks. The first step with this is to obtain a positive
59 recommendation from the Stowe Historic Preservation Commission. At the March 8, 2023 SHPC
60 meeting, the Commission provided a positive recommendation for reduced front yard and
61 watercourse setbacks.

62
63 A. Volansky continued through the revisions made to the plans, which included landscaping and
64 lighting changes, and a 10' wide easement for Public Works access to the sewer line. A. Volansky
65 also provided a deed which documents 7 parking spaces within the parking lot that are allocated to
66 the property.

67
68 M. Black made the motion to direct staff to draft findings of fact and conclusions for the DRB's
69 consideration. The motion was seconded by D. Kelly and approved with a 5-0 vote. (C. Walton
70 recused).

71
72 **Project #: 7080**
73 **Owner: Julia Windemuth Trustee/Brian W Monnich Trustee**
74 **Tax Parcel #: 03-096.020**
75 **Location: 134 North Hill Ln**
76 **Project: Final 2-lot Subdivision**
77 **Zoning: RR5/RHOD**

78
79 Chair Hand swore in John Grenier, Brett Loomis, and Calvin Melmed.

80
81 J. Grenier provided a summary of the project. The 10.6 acre property will be subdivided into two
82 lots. Lot 1 will be 5.4 acres and contain the existing single-family dwelling. Lot 2 will be 5.2 acres
83 and contain a future single-family dwelling (which is proposed under separate zoning permit
84 application #7081). The existing property was created in the 1970s as an Act 250 subdivided lot.

85
86 T. Hand went through the standards.

87
88 C. Melmed stated that the property is part of the Berger development, which he noted has a
89 covenant that prohibits the property from being further subdivided. He also asked if the property,
90 more specifically Lot 2, has permission to gain access from Points North Road.

91
92 J. Grenier disagreed that there is a covenant that would restrict this property from subdivision and
93 noted that he could produce evidence in support. He also noted that Lot 2 has permission to gain
94 access from Points North Road.

95

96 J. Grenier stated that the overall percentage of slopes exceeding 20% is less than 20% of the total
97 land area. Most slopes that are 20% or more are manmade slopes around the pond at the top of Lot
98 2.
99

100 T. Hand asked the applicant if he reviewed the Fire Chief's comments. J. Grenier responded that he
101 has, and the project will meet the Fire Chief's requirements.
102

103 C. Walton asked that the clearing limits be shown on the plans. J. Grenier noted that the plans show
104 existing clearing limits and that the only clearing that will occur is underlying brush that is minor
105 enough to warrant exclusion from the plans.
106

107 J. Grenier also noted that utilities serving the property will be underground.
108

109 C. Walton made the motion to direct staff to draft findings of fact and conclusions for the project as
110 presented. The motion was seconded by M. Black and unanimously approved.
111

112 **Project #: 7081**

113 **Owner: Julia Windemuth Trustee/Brian W Monnich Trustee**

114 **Tax Parcel #: 03-096.020**

115 **Location: 134 North Hill Ln**

116 **Project: Construct a New Single-Family Dwelling in the RHOD with Access from Points North
117 Road**

118 **Zoning: RR5/RHOD**
119

120 Chair Hand swore in John Grenier and Brett Loomis.
121

122 J. Grenier provided a summary of the project, which consists of constructing a new single-family
123 dwelling on Lot 2 of the Windemuth subdivision, proposed under Project #7080. The new home
124 will be accessed via a driveway off Points North Road. Clearing will consist of underlying brush as
125 much of the property is meadowland. The height of the new home is proposed at 17 ft, as measured
126 to the midpoint of the roof rise. Given the topography and surrounding treelines, the development
127 site is not visible from town roads. A distance of approximately 500 ft will separate the new home
128 from the owners existing home on future Lot 1 of the Windemuth subdivision. There is also a 120 ft
129 difference in elevation between the two homes, where the proposed home is the lower of the two.
130

131 T. Hand went through the standards.
132

133 T. Hand asked if there were any vantage points from where the new home could be seen from. J.
134 Grenier confirmed that there are no such vantage points. He added that if the home were to be
135 seen, it would blend in well with the surrounding landscape, due to medium gray colors and
136 shingled roof.
137

138 C. Walton recommended that the applicant return to the DRB in the future should any additional
139 clearing be proposed. J. Grenier noted that the EPSC plan denotes all clearing limits.
140

141 C. Walton made the motion to direct staff to draft findings of fact and conclusions for the project,
142 adding that the plans be updated to show any modified clearing limits, and add elevations and roof
143 heights within. The motion was seconded by M. Black and unanimously approved.
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145 **Other Business:**

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None.

Review of Upcoming Schedule:

N/a

Approval of Minutes:

A motion to approve meeting minutes from March 7, 2023 was made by L. Wasserman, seconded by M. Black. Motion passed 5-0 (C. Walton recused).

A motion to approve meeting minutes from March 21, 2023 was made by M. Black, seconded by D. Kelly. Motion passed 4-0 (C. Walton & L. Wasserman recused).

At 7:02pm the meeting was adjourned.

Respectfully Submitted,
Ryan Morrison
Deputy Zoning Administrator