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**Town of Stowe
Development Review Board
Meeting Minutes – April 18, 2023**

A regular meeting of the Development Review Board was held on Tuesday, April 18, 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, 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 D. Clymer called the meeting to order at 5:00pm.

Development Review Public Hearings

Project #: 7094

Owner: JDVT LLC

Tax Parcel #: 06-088.000

Location: 1652 Mountain Rd

Project: Host an on-site food truck/temporary structure

Zoning: MRV

Chair Hand swore in Josh Wolfgang and David Wolfgang.

J. Wolfgang provided a summary of the project. The proposal is to park a food truck on the property in the front yard (near the Mountain Road and Cape Cod Road intersection) behind a stand of trees. Operating hours will end at 8:00 pm. Picnic benches will be placed near the truck, and the area will be illuminated with string lighting between the truck and surrounding trees.

Chair Clymer went through the standards.

J. Wolfgang stated that customers will utilize the existing parking for Pinnacle Ski & Sports.

L. Wasserman requested any sound emanated from the generator be respectful of the surrounding area.

C. Walton asked about the power supply. J. Wolfgang responded that power will be obtained from existing outlets that are located within a tree cluster in the immediate area. A generator may be used as a back-up.

T. Hand asked the applicant if there would be anything like gravel or concrete that will be laid on the ground under the food truck and/or seating areas. J. Wolfgang responded in the negative.

44 T. Hand made the motion to direct staff to draft findings of fact and conclusions in support of
45 Project #7094 for the DRB's consideration. The motion was seconded by M. Black and unanimously
46 approved.

47

48 **Project #: 7091**

49 **Owner: Henry Leher & Jean M McGinnis**

50 **Tax Parcel #: 7A-034.008**

51 **Location: 290 Thomas Ln**

52 **Project: Setback waiver request to acknowledge the existing dwelling's setback**
53 **infringement and to propose a deck expansion within the setback area.**

54 **Zoning: VIL/PUD**

55

56 Tom Hand recused himself to present the application as the applicant.

57

58 Chair Hand swore in Tom Hand, Jean McGinnis and Henry Leher.

59

60 T. Hand provided a summary. The existing home is the last house in the 1st phase of the residential
61 development. The variance request is to acknowledge and permit the existing home's side yard
62 setback infringement, and to allow for a deck expansion into the rear yard setback. Overall, this
63 would represent a 20% setback waiver.

64

65 L. Wasserman asked what the purpose of the side yard setback waiver was for. T. Hand responded
66 that it is to acknowledge the other deck that juts slightly into the side yard setback and deem it
67 legally existing. No other development that could take advantage of the reduced setback on this
68 side is proposed.

69

70 C. Walton asked if the decking was part of the original construction. T. Hand responded that the
71 decks were part of the original home built in or around 2017.

72

73 Chair Clymer went through the standards.

74

75 L. Wasserman expressed concerns with Standard E - *The proposed development would not adversely*
76 *impact the use of the adjacent parcel* - particularly with respect to the 2-ft setback reduction. Jean
77 McGinnis responded that they have talked with their neighbors and that they have no intention of
78 requesting anything on that side of the house and they only seek approval for the rear deck
79 expansion as proposed.

80

81 C. Walton made the motion to direct staff to draft findings of fact and conclusions in support of
82 Project # 7091 for the DRB's consideration. The motion was seconded by L. Wasserman and
83 approved with a 6-0 vote. (T. Hand recused).

84

85 **Project #: 7082**

86 **Owner: SAG LLC**

87 **Tax Parcel #: 7A-114.000**

88 **Location: 350 Mountain Rd**

89 **Project: Demolish a residence and a garage, construct two new duplex buildings and a**
90 **storage building.**

91 **Zoning: VC30/SHOD**

92

93 Chair Hand swore in John Grenier, Forrest Shinnars, Peter Heintzleman, and Brice Simon.

94
95 J. Grenier provided a summary of the project. The proposal is to demolish an existing single-family
96 residence and garage, and to construct 2 new duplex buildings and a storage building. The storage
97 building will be used for AJ's Ski & Sports inventory. On March 8, 2023, the Stowe Historic
98 Preservation Commission voted to recommend approval of the project as presented. The new
99 buildings will be on village water and sewer. State of Vermont permits will be needed for the new
100 impervious surfaces.

101
102 Chair Clymer went through the standards.

103
104 Brice Simon asked is there would still be vehicular access between his office and AJ's. J. Grenier
105 responded that access to AJ's would remain as existing, from the Mountain Road entrance and from
106 the Dump Road entrance. Access to the new duplex buildings would be via Forrest Way. The new
107 storage building is set up so that it can be accessed from both AJ's parking lot and from the Forrest
108 Way side.

109
110 Chair Clymer asked if the new parking would be paved. J. Grenier confirmed.

111
112 P. Roberts inquired about the existing hedges. J. Grenier responded that the hedges would remain
113 and are taller than the new duplex buildings. The privacy fencing will be painted red to match the
114 storage building.

115
116 Chair Clymer asked if a state discharge permit will be required. J. Grenier confirmed.

117
118 Brice Simon asked if the existing fence by the cedar hedge would be replaced. J. Grenier responded
119 that it will be improved.

120
121 T. Hand noted that the legend on the plan should identify the landscape trees that will be used.

122
123 C. Walton made the motion to direct staff to draft findings of fact and conclusions in support of
124 Project # 7082 for the DRB's consideration. The motion was seconded by M. Black and
125 unanimously approved.

126
127 **Other Business:**

128
129 None.

130
131 **Review of Upcoming Schedule:**

132
133 N/a

134
135 **Approval of Minutes:**

136
137 A motion to approve meeting minutes from April 4, 2023, was made by C. Walton, seconded by D.
138 Kelly. Motion passed 6-0 (Chair Clymer recused).

139
140 At 6:18pm the meeting was adjourned.

141
142 Respectfully Submitted,
143 Ryan Morrison

