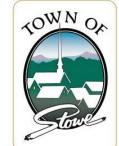
Development Review Board

Drew Clymer, Chair Christopher Walton David Kelly Leigh Wasserman Thomas Hand Peter Roberts Mary Black



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

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- 4 A regular meeting of the Development Review Board was held on Tuesday, April 18, 2023, starting
- 5 at approximately 5:00 pm. The meeting was held at the Stowe Town Office with remote
- 6 participation using the "Zoom" application.
- 7 **Members Present**: Drew Clymer, Tom Hand, Mary Black, David Kelly, Leigh Wasserman, Chris
- 8 Walton, Peter Roberts
- 9 **Staff Present**: Sarah McShane- Planning & Zoning Director, Ryan Morrison- Deputy Zoning
- 10 Administrator
- 11 **Others Present in Person**: [See sign-in attendance sheet]
- 12 Approval of the Agenda

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- Meeting Chair D. Clymer called the meeting to order at 5:00pm.
- 15 <u>Development Review Public Hearings</u>
- 16 **Project #: 7094**
- 17 Owner: JDVT LLC
- 18 Tax Parcel #: 06-088.000
- 19 Location: 1652 Mountain Rd
- 20 Project: Host an on-site food truck/temporary structure
- 21 **Zoning: MRV**

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23 Chair Hand swore in Josh Wolfgang and David Wolfgang.

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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.

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Chair Clymer went through the standards.

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

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

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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.

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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.

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- 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 approved.

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- 48 **Project #: 7091**
- 49 Owner: Henry Leher & Jean M McGinnis
- 50 Tax Parcel #: 7A-034.008 51 **Location: 290 Thomas Ln**
- Project: Setback waiver request to acknowledge the existing dwelling's setback 52
- infringement and to propose a deck expansion within the setback area. 53
- 54 **Zoning: VIL/PUD**

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

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

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

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

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

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Chair Clymer went through the standards.

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

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

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- 85 **Project #: 7082** 86 **Owner: SAG LLC**
- Tax Parcel #: 7A-114.000 87 88 **Location: 350 Mountain Rd**
- Project: Demolish a residence and a garage, construct two new duplex buildings and a 89
- 90 storage building. **Zoning: VC30/SHOD** 91

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93 Chair Hand swore in John Grenier, Forrest Shinners, Peter Heintzelman, and Brice Simon. I. Grenier provided a summary of the project. The proposal is to demolish an existing single-family residence and garage, and to construct 2 new duplex buildings and a storage building. The storage building will be used for AJ's Ski & Sports inventory. On March 8, 2023, the Stowe Historic Preservation Commission voted to recommend approval of the project as presented. The new buildings will be on village water and sewer. State of Vermont permits will be needed for the new

impervious surfaces.

Chair Clymer went through the standards.

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

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

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

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

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

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

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

Other Business:

None.

Review of Upcoming Schedule:

N/a

Approval of Minutes:

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

At 6:18pm the meeting was adjourned.

Respectfully Submitted,

Ryan Morrison