**Development Review Board** 

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

TOWN OF

## Town of Stowe Development Review Board Meeting Minutes - May 2, 2023

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- 4 A regular meeting of the Development Review Board was held on Tuesday, May 2, 2023, starting at
- 5 approximately 5:00 pm. The meeting was held at the Stowe Town Office with remote participation
- 6 using the "Zoom" application.
- 7 **Members Present**: Drew Clymer, Tom Hand, Mary Black, David Kelly, Chris Walton, Peter Roberts,
- 8 Andrew Volansky (alternate)
- 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 5:02pm.
- 15 <u>Development Review Public Hearings</u>
- 16 Project #: 7055 (Cont. from 3/7) [Applicant has requested a continuance to 6/20/2023]
- 17 Owner: YS Views LLC- Ben Cavalic & Dr. Matthew Tormenti
- 18 Tax Parcel #: 07-170.000
- 19 Location: 917 Taber Hill Rd
- 20 Project: Subdivision Amendment- Re-Subdivision: Create Three Additional Lots within
- 21 Previously Approved Subdivision; Proposed Clearing Limits on Lot 5
- 22 Zoning: RR2/RR5

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The applicant submitted a written request to continue the hearing to the June 20, 2023 DRB meeting date.

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T. Hand made the motion to continue the application to the June 20, 2023 DRB meeting. The motion was seconded by M. Black and unanimously approved.

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- 30 **Project #: 7100**
- 31 Owner: 109 Main LLC
- 32 Tax Parcel #: 7A-046.000
- 33 Location: 109 Main St
- 34 Project: Change of Use from Retail to Indoor Recreation Facility in the Basement of the New
- 35 **Building Addition Approved under Permit #6855**
- 36 **Zoning: VC10/SHOD**

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Tom Hand recused.

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40 Chair Clymer swore in Tyler Mumley, Graham Mink & Cristina Mink.

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- 42 T. Mumley provided a summary. The proposal is to change the previously approved retail use in
- 43 the bottom floor of the new building addition to an indoor recreation facility use. The use will
- 44 utilize the rear door for access. The indoor recreation facility will be similar to other such uses
- found in Piecasso and the Green Mountain Inn. The applicant noted that minor adjustments to the

parking calculations on the site plan were made, however, no change in the required, or provided, parking spaces is proposed.

Chair Clymer went through the standards.

M. Black inquired about potential noise created by the new indoor recreation facility. T. Mumley responded that all noise created by the facility would be internalized – no noise is expected to escape the building.

G. Mink added that the business would like the hours of operation to extend to 10:00pm, but a 9:00pm closing time is certainly manageable too.

C. Walton made the motion to direct staff to draft findings of fact and conclusions in support of Project # 7100 for the DRB's consideration. The motion was seconded by M. Black and approved with a 6-0 vote. (T. Hand recused).

**Project #: 7099** 

Owner: Herbert J Hillman Jr Revoc Trust/Herbert J Hillman Jr Trustee

- Tax Parcel #: 7A-101.020Location: 268 Eagle Ridge Rd
- 66 Project: Final Subdivision Review for a 2-Lot Subdivision
- **Zoning: VR40**

69 Chair Clymer swore in Carol Hillman.

C. Hillman provided a summary of the project. The proposal to subdivide the property into two lots is for family reasons. There are no plans for development at this time.

Chair Clymer swore in Neil Van Dyke.

Chair Clymer went through the standards.

Chair Clymer asked the applicant if there is any issue with deer. C. Hillman responded that deer wander into her garden all the time, as well as bears.

C. Walton asked if there are any clearing limits proposed. N. Van Dyke responded that there aren't since they do not plan on developing the lot. The terrain will dictate where one builds.

N. Van Dyke added that the existing residence on proposed Parcel A is served by municipal water, but there's little water pressure. A new house on Parcel B will need a new well, but would still have sewer service.

Chair Clymer asked if it's the Board's desire to address building zones to be shown on the subdivision plan. S. McShane noted that the applicant could return to the DRB when they are ready to develop the property – showing driveway location, building location, etc. S. McShane also asked if the utilities serving future development on Parcel B would be underground. N. Van Dyke confirmed that they would be underground.

A. Volansky made the motion to direct staff to draft findings of fact and conclusions in support of
Project # 7099 as outlined with standing conditions and language about subsequent development,

96	clearing limits, driveway location, etc., for the DRB's consideration. The motion was seconded by M.
97	Black and unanimously approved.
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99	Other Business:
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101	None.
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103	Review of Upcoming Schedule:
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105	Sarah McShane gave an update on upcoming applications that will be reviewed by the DRB.
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107	Approval of Minutes:
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109	A motion to approve meeting minutes from April 18, 2023, was made by C. Walton, seconded by T.
110	Hand. Motion passed 7-0.
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112	At 6:05pm the meeting was adjourned.
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114	Respectfully Submitted,
115	Ryan Morrison
116	Deputy Zoning Administrator