1 2 3	Development Review Board Town of Stowe Development Review Board Meeting Minutes – May 16, 2023
4 5 6	A regular meeting of the Development Review Board was held on Tuesday, May 16, 2023, starting at approximately 5:00 pm. The meeting was held at the Stowe Town Office with remote participation using the "Zoom" application.
7 8	Members Present : Drew Clymer, Tom Hand, Mary Black, Chris Walton, Peter Roberts, Will Ardolino (alternate), Michael Diender (alternate)
9 10	Staff Present : Sarah McShane- Planning & Zoning Director, Ryan Morrison- Deputy Zoning Administrator
11 12 13	Others Present in Person: [See sign-in attendance sheet] <u>Approval of the Agenda</u>
15 14	Meeting Chair D. Clymer called the meeting to order at 5:04pm.
15	Development Review Public Hearings
16 17 18 19 20 21 22	Project #: 7128 Owner: Adam Hergenrother Tax Parcel #: 15-042.900 Location: 0 Wade Pasture Road (e911 to be determined) Project: Amend clearing limits on Lot #90 Zoning: RR5
23 24	T. Hand was recused.
25 26	Chair Clymer swore in T. Hand, Kristin Elwell, Sarah MacDonald, and Jeff Del Papa.
27 28 29 30 31 32 33	T. Hand provided a summary of the project. The proposal is to amend the clearing limits on Lot 90 of the Robinson Springs residential planned development. The amended clearing limits amount to more than a 10% change in area, which exceeds the administrative approval allowance. Some clearing within the lot occurred at some point in the past which generally sits within the proposed amended clearing limits. There are no plans for development at this time. The applicant will submit a separate application for the future home.
34 35 36 37 38	Chair Clymer asked the applicant to explain what each clearing limit line means on the site plan. T. Hand responded that the darkest line is the proposed clearing limit, the faint gray line is the existing tree line (remnants of previous clearing), and the previously approved clearing limit is depicted with the red line.
39 40 41	Kristen Elwell, an abutter, requested that the owner put in a standpipe from the future pond to Wade Pasture Road.
41 42 43 44 45	P. Roberts asked if there is a trail through the property. T. Hand confirmed that a network trail exists, but it peters out around where the stormwater pond will be. However, trail access won't be excluded.

46 47 48	Chair Clymer asked if the clearing on the site followed the previously approved clearing limits of the subdivision. T. Hand confirmed that it has.
49 50 51	Chair Clymer asked if there is anything else proposed. T. Hand responded that the amended clearing limit is all that is proposed. He anticipates that a home will be built in the near future.
51 52 53 54	Chair Clymer asked how much of the property is located within the RHOD. T. Hand stated that approximately 5% of the property is within the RHOD.
55 56	Chair Clymer went through the standards.
57 58 59	Sarah MacDonald also requested that the applicant put in a standpipe, and asked if there are engineering requirements for ponds. Chair Clymer responded that all ponds have to be engineered.
60 61 62	C. Walton made the motion to direct staff to draft findings of fact and conclusions of law in support of Project #7128 for the DRB's consideration. The motion was seconded by M. Diender and approved 5-1 (P. Roberts opposed).
63 64	Project #: 7018 (Cont. from 11/1/22; 1/17/23; 3/7/23)
65 66	Owner: David Bailey Tax Parcel #: 03-077.000
67	Location: 2878 Waterbury Road
68	Project: Change of Use from single-family dwelling to office; nonconforming use review
69	Zoning: RR2
70	
71 72	The application has been withdrawn.
73	Project #: 7057 (Cont. from 2/21/23)
74	Owner: Louise H Sparks & David Schwartz
75	Tax Parcel #: 06-039.000
76	Location: 2438 Mountain Road
77	Project: Partial review of double setback waiver criteria for a Planned Residential
78	Development (PRD)
79	Zoning: UMR
80	
81 82	C. Walton was recused and left the meeting.
83	Chair Clymer swore in Tyler Mumley, Kyle Gambone, Dave Gambone, Bond Worthington, Cynthia
84	Silvey and Damian Liddiard.
85	
86	T. Mumley provided a summary of the project. The applicants seek a double setback waiver for the
87	north and east sides of the property for future multi-family development. The applicant will return
88	to the DRB after proper warning is made for the development itself, but for now understands that
89 90	the board will address the setback waiver request at this hearing.
91	S. McShane commented that the board could address the partial review, which contains the double
92 93 94	setback waiver request. All other aspects of the proposed development need to be adequately warned and reviewed at a future DRB meeting – likely the June 20 th meeting.

96 all that is proposed. The proposed building designs, driveway and parking designs, landscape 97 designs, stormwater control designs, and clearing limits, etc. were presented. 98 C. Silvey provided an overview of the landscape design and clearing limits of the future 99 100 development. The DRB questioned the visibility of the proposed structures from Mountain Road. C. 101 Silvey provided feedback that given the topography and treelines between the property and Mountain Road, even with existing trees removed for views, the proposed development would still 102 be difficult to see from Mountain Road. 103 104 105 Chair Clymer asked to hear from the architect. 106 107 B. Worthington (architect) provided an overview of the proposed buildings, including elevation 108 drawings, floor and roof plans, etc. 109 110 P. Roberts questioned the height calculation method – noting that the proposed building looks too 111 tall. T. Mumley responded that given the slope of the property, and the driveway, the buildings may look tall, but they still meet the maximum height limitation. 112 113 114 T. Mumley went over what they have provided to address the setback waiver criteria – noting in general that the site is well hidden with existing and proposed vegetation, and elevation. The intent 115 of the plan is to reuse much of the area that had previously been developed. By getting the 50-ft 116 reduction, we're able to use more of that area, because that's where the driveway and house were. 117 118 119 T. Mumley went on to address the third criteria pertaining to the characteristics of the area, further 120 emphasizing that the development would be difficult to see from Mountain Road and neighboring properties. He noted that given the size of the development, they won't have to go through full 121 122 State stormwater permitting – they'll be under a half-acre total. But they'll be installing stormwater 123 controls accordingly. 124 125 S. McShane confirmed that this hearing is to consider just the PRD setback waiver request, and that continued review would consist of the conditional use criteria and applicable criteria under the 126 subdivision and PRD regulations. 127 128 129 M. Diender made the motion to recess the hearing to June 20, 2023, with a site visit immediately preceding the regular DRB meeting. The motion was seconded by M. Black and unanimously 130 131 approved. 132 133 **Other Business:** 134 135 None. 136 137 **Approval of Minutes:** 138 A motion to approve meeting minutes from May 2, 2023, was made by C. Walton and seconded by 139 M. Black. Motion passed 7-0. 140 141 142 At 6:05pm the meeting was adjourned. 143 144 Respectfully Submitted,

T. Mumley continued with a general overview of the overall project, just to give the DRB a sense of

95

Ryan Morrison Deputy Zoning Administrator