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Town of Stowe
Development Review Board
Revised Meeting Minutes – June 20,

4 A regular meeting of the Development Review Board was held on Tuesday, June 20, 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, David Kelly, Mary Black, Will Ardolino (alternate),
8 and Michael Diender (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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14 Meeting Chair D. Clymer called the meeting to order at 5:12pm.

15
16 **Schedule Public Hearings for Remanded Decisions Involving Applications #5999 (Case No.**
17 **22-AP-028 & NO. 21-ENV-0013) and #5768 & 6521 (21-ENV-00098)**

18
19 S. McShane presented letters from Nick Lizotte and Gunner McCain and noted each were received
20 this afternoon. Staff will discuss with the Town Attorney. The DRB took no action on the agenda
21 item.

22 **Development Review Public Hearings**

23 **Project #: 7055 (the applicant has requested a continuance)**

24 **Owner: YS Views LLC Ben Cavalic & Dr. Matthew Tormenti**

25 **Tax Parcel #: 07-170.000**

26 **Location: 917 Taber Hill Rd**

27 **Project: Subdivision Amendment- Re-subdivision: Create 3 Additional Lots Within**
28 **Previously Approved Subdivision; Proposed Clearing Limits on Lot 5**

29 **Zoning: RR2/RR5**

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31 Engineer Tyler Mumley was present and explained that they are in the process of discussing the
32 details with neighboring property owners. He explained they are requesting a continuance until
33 they are ready to present the application. M. Diender made a motion to continue the hearing to the
34 September 19, 2023 DRB meeting. The motion was seconded by M. Black and approved 6-0.

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36 **Project #: 7057**

37 **Owner: Louise H. Sparks & David Schwartz**

38 **Tax Parcel #: 06-039.000**

39 **Location: 2438 Mountain Rd**

40 **Project: Final Review of Planned Residential Development (PRD) Consisting of 9 Units and a**
41 **Double Setback Waiver**

42 **Zoning: UMR**

43 This is a continuance of an application heard by the DRB on 2/21/2023 and 5/16/2023. Prior to
44 the hearing the DRB held a site visit on the property at 4:00 pm. Chair Clymer re-opened the

45 hearing and swore in participants; Carolyn Downing, Tyler Mumley, David Gambone; Kyle
46 Gambone; Bond Worthington; and Cynthia Silvey. The Applicant requests Planned Residential
47 Development (PRD) approval of a proposed nine (9) unit residential development on an existing
48 ±3.74-acre parcel located at 2438 Mountain Road. The project is generally described as the
49 construction of two (2) multi-family dwellings, access and parking, landscaping and screening, and
50 related site improvements. The Applicant also seeks a double setback waiver as allowed under
51 Section 13.4(5)(B). The DRB reviewed the standards under Section 5.1 (General Planning
52 Standards); Section 3.7 Conditional Use Standards; Section 4.8 Outdoor Lighting. The Applicant's
53 team of Bond Worthington (Architect), Cynthia Silvey (Landscape Architect); and Tyler Mumley
54 (Engineer) presented the plans, provided testimony, and answered questions. The DRB reviewed
55 each standard, discussed, and asked questions from the Applicant. Following DRB review, at
56 approximately 6:26 pm Tom Hand made a motion to direct the Zoning Administrator to draft
57 Findings of Fact and Conclusions of Law in support of the Applicant's request for a 9-unit
58 PRD/Project 7057 with the usual change order conditions and items identified during the DRB
59 review. The motion was seconded by Michael Diender. The motion passed 4-2, with Drew Clymer
60 and David Kelly voting in opposition. The DRB will render a written decision within 45 days.

61

62 **Project #: 7114**

63 **Owner: Ryan Lamberg & Anne Kromme**

64 **Tax Parcel #: 7A-138.000**

65 **Location: 78 Highland Ave**

66 **Project: Demolish Single-Family Dwelling [After-the-Fact]; Construct New Single-Family**
67 **Dwelling**

68 **Zoning: VR20/SHOD**

69

70 Chair Clymer opened the hearing and swore in participants; Travis Spaulding, Ryan Lamberg, and
71 Chris Nordle. HPC members McKee McDonald, George Bambara, Shap Smith, and Sam Scofield were
72 present and could offer testimony should the DRB desire. The application involves a request by
73 Applicants, Ryan Lamberg and Anne Krumme, for demolition and design review approval for the
74 after-the-fact demolition of a single-family dwelling and the proposed construction of a new single-
75 family dwelling at 78 Highland Avenue. The subject parcel, consisting of ±0.13 (±5,662 sf) acres
76 and located at 78 Highland Avenue, Stowe, VT (7A-138.000), is in the Village Residential 20 (VR-20)
77 Zoning District. The subject dwelling was built circa 1914, with extensive renovations circa 1955.
78 The Applicant previously received a zoning permit in 2022 (Project #6854) for a setback waiver to
79 build an addition and a new deck. Attorney Chris Nordle provided an overview of the project and
80 explained that during construction the Applicant came to the realization that deficiencies within the
81 building could not be overcome and elements of the building were inadequate to today's standards.
82 Builder Travis Spaulding provided testimony. The DRB reviewed the demolition criteria; accepted
83 the Applicant's evidence, and received testimony. Property owner Ryan Lamberg spoke. At 7:16
84 pm David Kelly made a motion to enter deliberative session. Tom Hand seconded the motion. The
85 motion passed unanimously. The DRB entered deliberative session. Hearing participants exited
86 the room. At approximately 7:28 pm Will Ardolino made a motion, seconded by Mary Black to exit
87 deliberative session. Chair Clymer explained that the DRB has decided to recess the pending
88 application to a time and date certain and remand back to the HPC for full review of the demolition
89 and design review criteria. The HPC recommendations would then be submitted to the DRB.
90 Members discussed scheduling with staff, HPC members, and the Applicant. Mary Black made a
91 motion, seconded by Michael Diender, to continue the hearing to July 18th. The motion passed
92 unanimously. The Applicant will meet with the HPC during a regularly scheduled meeting.

93

94 **Other Business:**

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96 Members discussed the election of officers, Chair & Vice Chair. Current Chair Clymer mentioned
97 that his term expires next April and he is willing to serve as Chair until then however will likely step
98 off the DRB once his term expires. Following discussion, on a motion by M.Black, seconded by
99 D.Clymer, Drew Clymer was nominated to serve as Chair and Tom Hand nominated to serve as Vice
100 Chair. The motion passed unanimously.

101

102 **Approval of Minutes:**

103

104 A motion to approve meeting minutes from June 6, 2023, was made by David Kelly and seconded by
105 Michael Diender. The motion passed 5-0 with M.Black abstaining.

106

107 At 7:50pm the meeting was adjourned.

108

109 Respectfully Submitted,

110 Sarah McShane

111 Planning & Zoning Director