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

A regular meeting of the Development Review Board was held on Tuesday, July 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, David Kelly, Mary Black, Will Ardolino (alternate), and Michael Diender (alternate)

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 5:03pm.

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

S. McShane noted that these items could be scheduled for the September 5th or 19th DRB meeting. D. Kelly made the motion to schedule the public hearings for the September 5th DRB meeting. The motion was seconded by W. Ardolino and approved 6-0.

Development Review Public Hearings

Project #: 7114 (the applicant has requested a continuance)

Owner: Ryan Lamberg & Anne Kromme

Tax Parcel #: 7A-138.000

Location: 78 Highland Ave

Project: Demolish Single-Family Dwelling [After-The Fact] and Construct a New Single-Family Dwelling

Zoning: VR20/SHOD

S. McShane explained that the applicant has requested a continuance to the August 1st DRB meeting. M. Black made the motion to continue the hearing to the August 1, 2023 DRB meeting. The motion was seconded by D. Kelly and approved 6-0

Project #: 7136

Owner: Rob Downey

Tax Parcel #: 07-004.010

Location: 1190 Mountain Rd

Project: Amend Existing Zoning Permit to Allow Seasonal Outdoor Music

Zoning: HT

Chair Clymer opened the hearing and swore in Chelsea Walsh. Ms. Walsh presented the application, which is a proposal for 1-2 acoustic musicians to perform on the outdoor patio during lunch and/or dinner hours, 1 or 2 days a week. T. Hand asked if the applicant would like to pursue allowance for

45 a more open music schedule. C. Walsh confirmed. T. Hand made a motion to direct Zoning staff to
46 draft Findings of Fact and Conclusions of Law in support of the application, with the added
47 condition that the outdoor music be allowed on one-day per week, 11:30am to 8:00pm. The motion
48 was seconded by W. Ardolino. The motion passed unanimously.

49

50 **Project #: 7140**

51 **Owner: Emmanuel Lemelson & Anjeza Lemelson**

52 **Tax Parcel #: 11-059.000**

53 **Location: 484 Edson Hill Rd**

54 **Project: Conditional Use Review; Change Use of Existing Chapel from an Accessory Structure
55 to Primary Use**

56 **Zoning: RR2/RR5**

57

58 Chair Clymer opened the hearing and swore in participants; Emmanuel Lemelson, Tyler Mumley,
59 Ed French, and Britney Aube. The application involves a request by the Applicant to permit an
60 existing accessory chapel as the primary, conditional use of future Lot 2 of the associated
61 Emmanuel & Anjeza Lemelson Subdivision (Project # 7137). The existing chapel was permitted as
62 an accessory structure to the existing residence on the property. By subdividing the existing
63 property into 3-lots and placing the chapel as the sole use on its own new lot, the chapel would no
64 longer be associated with the existing residence on future Lot 1. T. Mumley explained how the
65 chapel will meet the conditional use standards, adding that it is intended for private use of the
66 applicant's family and friends, not the general public. The chapel is occupied mainly on Sundays,
67 with occasional gatherings for other religious holidays that fall on other days. The capacity is 30
68 people. Chair Clymer went through the standards. Ed French summarized the letter he submitted,
69 dated July 17, 2023, noting that the chapel should have been subject to DRB review when it was
70 first permitted, and that the use and structure is not compatible with the surrounding
71 neighborhood. E. French continued to state that while religious uses have certain exemptions as
72 outlined in State law, the chapel is still subject to review for screening, size, etc. T. Hand noted that
73 the existing vegetation provides good screening. T. Mumley noted that the chapel will obtain water
74 from the future home when it is built on Lot 2. A wastewater permit will be sought mainly because
75 there will be running water to the chapel, but there are no plans to install a bathroom. E. Lemelson
76 stated that there is an average of 15 users of the chapel when in use. T. Hand made the motion to
77 close the public hearing and for staff to draft Findings of Fact and Conclusions of Law in support of
78 the application, pending a positive outcome for the associated subdivision application (Project #
79 7137). The motion was seconded by M. Black and passed unanimously.

80

81 **Project #: 7137**

82 **Owner: Emmanuel Lemelson & Anjeza Lemelson**

83 **Tax Parcel #: 11-059.000**

84 **Location: 484 Edson Hill Rd**

85 **Project: Final Review of 3-lot Subdivision**

86 **Zoning: RR2/RR5**

87

88 Chair Clymer opened the hearing and swore in participants; Emmanuel Lemelson, Tyler Mumley,
89 Ed French, Britney Aube & Kevin D'Arcy. The application involves the subdivision of a ±16 acre
90 property into three lots. Lot 1 will contain the existing single-family dwelling, Lot 2 will contain an
91 existing chapel, and Lot 3 will contain the existing water reservoir. New dwellings are expected to
92 be constructed on Lots 2 and 3 in the future. A new well will be drilled for Lot 2, and Lot 3 will
93 utilize municipal water. Both lots will have their own septic systems. E. French commented that

94 the area consists of large estate lots and the subdivision will result in two small lots along Edson
95 Hill Road, which will negatively affect the area. T. Hand asked Kevin D'Arcy, neighbor of proposed
96 Lot 2, how large his property is. K. D'Arcy confirmed that his property is 4.1 acres in size. Britney
97 Aube asked if there is an accessory dwelling unit on the property. E. Lemelson confirmed that there
98 is only the single-family dwelling, and what might have been used as an accessory dwelling unit by
99 the previous owners – finished space above the garage – is used as part of their home, not as an
100 accessory dwelling unit. T. Hand asked about the visibility into Lots 2 and 3. T. Mumley responded
101 that there is a lot of vegetation that will remain and will provide a good screen for future
102 development. T. Hand made the motion to direct staff to draft Findings of Fact and Conclusions of
103 Law in support of the application. The motion was seconded by M. Black and approved with a 4-0
104 vote. D. Kelly recused himself, and Chair Clymer abstained.
105

106 **Project #: 7133**
107 **Owner: LC1 Owner Stowe, LLC c/o Lark Capitol**
108 **Tax Parcel #: 7A-101.000**
109 **Location: 89 Golden Eagle Dr**
110 **Project: Construct 6 Lodging Unit Cabins, Remove Internal Roadway and Parking Area,**
111 **Relocate Parking**
112 **Zoning: VC30/HT**
113

114 Chair Clymer opened the hearing and swore in participants; Chris Austin, John Grenier, and Mike
115 Gallerston (spelling?). C. Austin presented the application which includes the construction of 6 new
116 lodging unit cabins, the removal of an internal roadway and parking area, a new parking layout, and
117 other associated site improvements. Chair Clymer went through the standards. The new parking
118 will be within 10' of the property line. Given the shared ownership, the co-owned properties agree
119 to the reduced setback for the parking lot. T. Hand asked about cabin heights. C. Austin responded
120 that they will be 10' at the midpoint of the roof, with a peak height of 19'. T. Hand asked about the
121 proximity of the cabins to the manmade pond. C. Austin noted that although it is manmade, the
122 state considers it a regulated wetland, but the state has provided verbal acknowledgement that the
123 cabins, as proposed, will be acceptable. The site is also under an Act 250 permit, which will involve
124 wetland review for proposal. T. Hand stated that landscape islands within the parking area and
125 tree plans should be included in the development plans. C. Austin stated that there will be 12
126 existing pole lights removed and replaced with bollard mounted site lights. T. Hand made the
127 motion to continue the hearing to the August 15th DRB meeting. The motion was seconded by W.
128 Ardolino and unanimously approved.
129

130 **Project #: 7136**
131 **Owner: Barbara & Doug Bock**
132 **Tax Parcel #: 15-042.570**
133 **Location: 0 Upper Springs Rd (e911 # to be assigned)**
134 **Project: Construct Single-Family Dwelling and Associated Improvements (RHOD Review)**
135 **Zoning: RR5/RHOD**
136

137 Chair Clymer opened the hearing and swore in participants; Andrew Volansky, John Grenier,
138 Douglas Bock, Cathleen Thatcher, and Brenna Connor. The DRB conducted a site visit earlier in the
139 day to view the property. A. Volansky presented the application which is a single-family
140 development within the RHOD. The proposed home is designed to be visibly unobtrusive with the
141 inclusion of deep eaves that will aid in screening the windows from too much sunlight, as well as
142 reduce the amount of glare that may be cast from the windows. The tallest height of the

143 development will be 26', as measured to the top of the barn monitor. A. Volansky also went through
144 a view shed analysis – which included view descriptions from multiple locations throughout the
145 town. Chair Clymer went through the standards and noted that the site visit prior to the meeting
146 was helpful. T. Hand made the motion to direct staff to draft Findings of Fact and Conclusions of
147 Law in support of the application. The motion was seconded by M. Black and unanimously
148 approved.

149
150 **Other Business:**

151
152 None.

153
154 **Approval of Minutes:**

155
156 A motion to approve meeting minutes from June 20, 2023 with one date-reference within to be
157 corrected, was made by D. Kelly and seconded by Chair Clymer. The motion passed unanimously.

158
159 At 8:51pm the meeting was adjourned.

160
161 Respectfully Submitted,
162 Ryan Morrison
163 Deputy Zoning Administrator