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**Town of Stowe
Development Review Board
Meeting Minutes – August 15, 2023**

A regular meeting of the Development Review Board was held on Tuesday, August 15, 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, and Patricia Gabel

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 Clymer called the meeting to order at 5:02pm.

Tom Hand made the motion to go into deliberative session. Mary Black seconded the motion, and with a unanimous vote, the Board went into deliberative session.

At 5:14pm, deliberative session ended, and Chair Clymer reopened the meeting.

Development Review Public Hearings

Project #: 7173

Owner: Tarwood NV Incorporated c/o Pomerleau Real Estate

Tax Parcel #: 07-010.000

Location: 1056 Mountain Road

Project: Convert existing gym & yoga tenant areas to daycare center/install new windows

Zoning: HT

Chair Clymer opened the hearing and swore in Michael Perpall and Nicole Walker. This application was first heard at the August 1, 2023 DRB meeting, which concluded with a continuation of the hearing so that the applicant could return with additional parking information. Michael Perpall presented an updated parking plan, which addressed all current tenant parking requirements and allotments, as well as the parking demand for the expanded daycare center. The parking lot totals 97 spaces, and other existing tenants require a total of 50 parking spaces, leaving 47 spaces for the daycare center. Tom Hand made a motion to accept the new parking plan into the file and to direct the Zoning Administrator to draft Findings of Fact and Conclusions of Law in support of the Applicant’s request to convert the gym and yoga spaces within the building to the expanded daycare center. The motion was seconded by Patricia Gabel and unanimously approved.

Project #: 7133

Owner: LC1 Owner Stowe, LLC c/o Lark Capital

Tax Parcel #: 7A-101.000

Location: 89 Golden Eagle Drive

Project: Construct 6 lodging unit cabins, remove internal roadway and parking area, and relocate parking

45 **Zoning: VC-30/HT**

46

47 Chair Clymer opened the hearing and swore in Chris Austin, John Grenier, Rob Blood and Mark
48 Butler. This application was first heard at the July 18, 2023, where additional information/revised
49 plans were requested – specifically the DRB requested the addition of landscape islands in the
50 parking lot and clearer pedestrian pathways. Chris Austin presented revised plans which included
51 those items. Chris Austin also noted that the Stowe Fire Chief had provided comments and
52 requirements for the proposal that will warrant additional time to address and requested that the
53 hearing be continued. Mary Black made the motion to continue the hearing to the September 5th
54 DRB meeting date. The motion was seconded by Tom Hand and unanimously approved.

55

56 **Project #: 7201**

57 **Owner: Spruce Peak Realty LLC**

58 **Tax Parcel #: 14-011.000**

59 **Location: Spruce Peak Road (Lot 31 & Adjoining Lots)**

60 **Project: Boundary line adjustments to Lot 31 to contain Building C and related adjustments**
61 **to adjoining lots**

62 **Zoning: RR5/ SKI PUD**

63

64 Chair Clymer opened the hearing and swore in Sam Gaines, Rob Apple, John Ashworth and Dave
65 Marshall. Rob Apple presented the application which is to adjust the boundary lines of Lot 31 and
66 several adjoining lots to make way for the future mixed-use building (Building C under Project #
67 7180). The lots involved were all created as part of the Spruce Peak Master Plan. Since the amount
68 of boundary line changes affects more than 20% of lot area(s), the application must be reviewed by
69 the DRB. Tom Hand made a motion to direct the Zoning Administrator to draft Findings of Fact and
70 Conclusions of Law in support of the Applicant's request for the boundary line adjustment between
71 Lot 31 and adjoining lots, with the condition that references to Lot 48 be omitted since there is no
72 Lot 48 involved in the boundary line adjustment. The motion was seconded by Patricia Gabel and
73 unanimously approved.

74

75 **Project #: 7180**

76 **Owner: Spruce Peak Realty LLC**

77 **Tax Parcel #: 14-011.000**

78 **Location: Red Sled Drive/Hourglass Drive**

79 **Project: Construct Building C – a mixed-use/multi-family dwelling with 56 dwelling**
80 **units/restaurant/retail areas and associated site improvements**

81 **Zoning: RR%/SKI PUD**

82

83 Chair Clymer opened the hearing and requested a motion to continue this hearing. David Kelly
84 made the motion to continue the hearing to the September 5, 2023 DRB meeting date. The motion
85 was seconded by Mary Black and unanimously approved.

86

87 **Project #: 7169**

88 **Owner: Aaron & Carolyn Solo**

89 **Tax Parcel #: 07-073.080**

90 **Location: Westview Heights**

91 **Project: Final subdivision review of 9-lot subdivision & two boundary line adjustments with**
92 **access off Westview Heights Road**

93 **Zoning: RR2**

94

95 Chair Clymer opened the hearing and swore in participants; Gunner McCain, George McCain, Aaron
96 Solo, and Carol Fano. Gunner McCain presented the application, noting that all requirements prior
97 to submittal of the final subdivision application have been satisfied. Chair Clymer asked about the
98 boundary adjustment portion of the application. Gunner McCain explained that Lots A and B will be
99 given to adjoining property owners through the boundary line adjustment process. If that fails,
100 then they will be incorporated into open space Lot 9. Mr. McCain provided a summary of the forest
101 management plan, noting that the only logging will be within the proposed clearing zones. The
102 remaining forestry will remain as-is. Concern over future lot owners within the subdivision and a
103 potential lack of compliance with the forest management plan was present. Chair Clymer asked
104 how enforcement will occur if the goals of the forest management plan are ignored and clearing
105 outside of the approved limits occurs. Mr. McCain responded that the HOA will enforce such
106 violations. Chair Clymer also took issue with the 25-year sunset clause of the restrictive covenants.

107

108 Gunner McCain went on to explain that the development won't be visible from Route 100. Chair
109 Clymer asked where power will be coming from. Mr. McCain stated that power will come from
110 Westview Heights, and utilities will be underground. Stormwater is still being reviewed by the
111 State. Mr. McCain went on to explain the phasing of the project – the first year will consist of road
112 construction and stormwater infrastructure; then homes are expected to be built 2-3 houses per
113 year. Lastly, since the fire pond plans have changed, Mr. McCain noted that he'll need the Fire
114 Chief's approval. Chair Clymer responded that that would need to be provided before the final
115 subdivision would be approved, and reiterated that the covenants lack teeth for enforcement and
116 should be re-examined.

117

118 Mary Black made the motion to continue the hearing to September 19, 2023. The motion was
119 seconded by David Kelly and unanimously approved.

120

121 **Other Business:**

122

123 None.

124

125 **Approval of Minutes:**

126

127 A motion to approve meeting minutes from August 1, 2023 was made by David Kelly. Tom Hand
128 noted that he had some language that he would like to see added and brought back to the DRB at
129 the next meeting. No second to the motion was made.

130

131 At 7:06pm the meeting was adjourned.

132

133 Respectfully Submitted,

134 Ryan Morrison

135 Deputy Zoning Administrator