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**Town of Stowe
Development Review Board
Meeting Minutes – September 19,
2023**

A regular meeting of the Development Review Board was held on Tuesday, September 19, 2023, starting at approximately 4:30 pm. The meeting was held at the Stowe Town Office with remote participation using the “Zoom” application.

Members Present: Drew Clymer, David Kelly, Mary Black, Chris Walton, Patricia Gabel, and Michael Diender

Staff Present: Sarah McShane- Planning & Zoning Director, Ryan Morrison- Deputy Zoning Administrator

Others Present in Person: [See sign-in attendance sheet]

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

Development Review Public Hearings

Project #: 7133 (Cont. from 8/15/23 & 9/19/23)

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

Tax Parcel #: 7A-101.000

Location: 89 Golden Eagle Dr

Project: Construct 6 Lodging Unit Cabins, Remove Internal Roadway and Parking Area, and Relocate Parking.

Zoning: VC-30/HT

Sarah McShane explained that the Applicant requested to continue the hearing to obtain additional information. Mary Black made a motion to continue the hearing to the October 3rd DRB meeting. The motion was seconded by Michael Diender and unanimously approved.

Project #: 7193 (Cont. from 9/5/23)

Owner: WH Stowe LLC

Tax Parcel #: 07-021.000

Location: 876 Mountain Rd

Project: Improvements to Lodging Facility Including Conversion of Existing Restaurant and Banquet Space in the Main Building to Storage Space, Additional 14 Lodging Units and 13 Cabin Units, Alteration of the Existing Tennis Building to 11 Units and the Pool Building to 7 Units, and Associated Site Improvements.

Zoning: HT/FHD

Chair Clymer opened the hearing and swore in participants; Tyler Mumley, Kelley DesRoches, Peggy Blackall, John Daley.

Tyler Mumley presented the revised/new materials that were requested by the DRB at the Sept. 5th meeting. These include shifting Cabin #13 to meet the minimum side yard setback requirement, relocating the hot tub, and adding a landscape island in one section of the parking area. Mr. Mumley also added that he talked with EMS regarding their initial comments, and the consensus was that due to the topography and location of the cabins, stairs as part of the walkway providing

46 pedestrian access to the cabins are necessary, and EMS would still be able to provide service, albeit
47 with a little extra effort to maneuver the stairs. Sarah McShane read an email she received from
48 EMS that confirms this. Mr. Mumley also added that provided new lighting cut sheets that
49 demonstrate compliance with 'dark sky' requirements. Mary Black inquired about the second
50 access. Tyler Mumley confirmed that it will remain as-is, with gated access for emergency services.
51

52 Chris Walton made the motion to close testimony and direct the Zoning Administrator to draft
53 Findings of Fact and Conclusions of Law in support of Project #7193 as presented. The motion was
54 seconded by Patricia Gabel and passed 6-0.
55

56 **Project #: 7169 (Cont. from 8/15/23)**

57 **Owner: Aaron & Carolyn Solo**

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

59 **Location: Westview Heights**

60 **Project: Final Subdivision Review of 9 Lot Subdivision & Two Boundary Line Adjustments**
61 **with Access Off Westview Heights Road.**

62 **Zoning: RR2**
63

64 Chair Clymer opened the hearing and swore in Gunner McCain and Hal Stevens.
65

66 Gunner McCain presented the two items that were outstanding from the August 15th DRB meeting.
67 The relocated fire pond on Lot 8 received approval from Chief Reeves (Stowe Fire Department), and
68 the covenants were revised to address enforcement and tree cutting language. Every owner will be
69 required to put \$10,000 into an escrow account to not only remind them that there are tree cutting
70 restrictions, but also in case there needs to be replanting of unpermitted tree removal(s). Mr.
71 McCain also stated that the 'sunset' provisions (#s 19 & 20) in the original draft covenants have
72 been removed. Mary Black noted some typos within the fourth paragraph on the first page need to
73 be corrected.
74

75 Mary Black made the motion to close testimony and direct the Zoning Administrator to draft
76 Findings of Fact and Conclusions of Law in support of the Applicant's request for final subdivision
77 as presented. The motion was seconded by Patricia Gabel and passed 5-0 (Chris Walton recused).
78

79 **Project #: 7055 (Cont. from 6/20/23)**

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

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

82 **Location: 917 Taber Hill Rd**

83 **Project: Subdivision Amendment- Re-Subdivision: Create 3 Additional Lots Within**
84 **Previously Approved Subdivision; Proposed Clearing Limits of Lot 5.**

85 **Zoning: RR2/RR5**
86

87 Sarah McShane informed the DRB that the Applicant withdrew the application. A public hearing for
88 this application was never held. As a result, the DRB took no action on this matter.
89

90 **Project #: 7183**

91 **Owner: Harold B. Stevens & Carol D. Stevens 2010 Family Trust**

92 **Tax Parcel #: 7A-132.010**

93 **Location: 127 Mountain Rd**

94 **Project: Construct a Duplex and Related Improvements**

95 **Zoning: VC10**

96

97 Chair Clymer opened the hearing and swore in Applicant Hal Stevens.

98

99 Hal Stevens presented the application, which is to construct a new duplex building on the property.
100 The property contains an existing residence and office structure. The Applicant applied for the
101 identical project in 2021, but withdrew it and postponed the project to a later date. Mr. Stevens
102 noted that the Public Works Director okayed the stormwater issues surrounding the project.
103 Michael Diender asked what sort of easements are in place for the property/project. Mr. Stevens
104 responded that there is an easement through the Village Inn property for access, stormwater,
105 utilities, etc. Chair Clymer asked if the new Vermont Act 47 rules will apply to this development.
106 Mr. Stevens replied that yes they could, but he is not providing affordable housing. Chair Clymer
107 went through the standards, and asked where one would park for an event at the Village Inn. Mr.
108 Stevens responded that what people don't seem to be aware of is that there is additional parking at
109 the rear of the lot. Chair Clymer swore in Lauren Soelch (Village Inn owner). Ms. Soelch stated that
110 she supports the building and location, but is concerned over stormwater runoff. Chair Clymer
111 asked if there was going to be any landscaping removed for stormwater control. Mr. Stevens
112 responded that there won't be any landscaping removed. Mr. Stevens went on to explain that there
113 is a town agreement with them regarding parking. Parking is public with the addition of designated
114 spaces for each property. For Mr. Steven's property, parking for his business office and residences
115 are identified on the plan, and there are additional spaces behind his development. Michael
116 Diender asked who would be reviewing stormwater issues – local or state agency? Sarah McShane
117 responded that there is a local stormwater regulation, but that it's not sure if the stormwater
118 agreement contemplated it as a whole or part of each individual lot. Ms. McShane noted that Harry
119 Shepard provided comments stating that improvements need to be made prior to construction of
120 the duplex. Chair Clymer summarized what is being requested of the Applicant for the continued
121 hearing. These include an updated overall site plan that includes all parking and structures (noting
122 how parking will be impacted) and a lighting plan that demonstrates that outdoor lighting will not
123 exceed 2.5 lumens per developed square foot. Chair Clymer continued that a condition of the
124 permit will be that the Town Engineer must approve the stormwater plan prior to the start of
125 construction.

126

127 Michael Diender made the motion to continue the hearing to the October 17th DRB meeting. The
128 motion was seconded by David Kelly and passed 6-0.

129

130 **Project #: 7228**

131 **Owner: David P Farr Revoc. Trust/David & Norene Farr**

132 **Tax Parcel #: 15-042.490**

133 **Location: 2060 Robinson Springs Rd**

134 **Project: Construct Addition and Deck on Existing Single-Family Dwelling, Rebuild Stone**

135 **Walls and Steps, and Additional Landscaping - RHOD**

136 **Zoning: RR5/RHOD**

137

138 Chair Clymer opened the hearing and swore in Andrew Volansky.

139

140 Andrew Volansky presented the application which includes the construction of an addition with
141 attached deck. The application is in front of the Board because the property is within the Ridgeline
142 Hillside Overlay District, but Mr. Volansky stated that the proposal cannot be seen from any public
143 vantage points, and it is also visually blocked by the existing home from Robinson Springs Road.
144 Chair Clymer went through the standards. When asked, Mr. Volansky confirmed that the height of

145 the addition will be 22' 2". Mr. Volansky passed around a panoramic photo showing that the
146 location of the new addition cannot be seen from public vantage points. The Applicant noted that
147 the plans show 6 exterior wall sconces – some of which are new and some will be relocated from
148 the existing home.

149
150 Chris Walton made the motion to close testimony and direct the Zoning Administrator to draft
151 Findings of Fact and Conclusions of Law in support of the Applicant's request for the proposed
152 addition and attached deck to the existing single-family dwelling within the RHOD, as presented.
153 The motion was seconded by Michael Diender and passed 6-0.

154
155 **Other Business:**

156
157 None.

158
159 **Approval of Minutes:**

160
161 Mary Black noted two corrections to be made, and then made the motion to approve the meeting
162 minutes from September 5, 2023. The motion was seconded by David Kelly and passed
163 unanimously.

164
165 At 6:29pm the meeting was adjourned.

166
167 Respectfully Submitted,
168 Ryan Morrison
169 Deputy Zoning Administrator