



**Town of Stowe
Development Review Board
Meeting Minutes – October 3, 2023**

A regular meeting of the Development Review Board was held on Tuesday, October 3, 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, Michael Diender (alternate) and Will Ardolino (alternate)

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 5:01pm.

Development Review Public Hearings

Project #: 7133 (Cont. from 9/19)

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

Chair Clymer opened the hearing and swore in participants: Rob Blood, Mark (unknown last name), John Grenier, and Chris Austin.

This application was first reviewed by the DRB on July 18, 2023 and continued to the meetings of September 5th, September 19th, and ultimately tonight’s meeting. Mr. Blood explained that they’re still in talks with the Stowe Fire Chief and need to work out some final details regarding access to the cabins, and the Chief’s desire to have a continuous road between the Bluebird side and the AWOL side of the property – of which the application proposes to remove to create a feeling of there being two different lodges on the overall property. Since the Applicant is still working out the details with the Fire Chief, he is requesting a continuance to the October 17, 2023 DRB meeting.

Michael Diender made the motion to continue the hearing to the DRB meeting of October 17, 2023. The motion was seconded by Tom Hand and was unanimously approved.

Project #: 7182 (Cont. from 9/5)

Owner: Stowe County Homes/Alison Karosis

Tax Parcel #: 07-150.000

Location: 541 South Main St

Project: Construct a Laundry Room Building Addition

Zoning: LVC

Chair Clymer opened the hearing and swore in participants: Alan Guazzoni and Alison Karosis.

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47 This application was continued from the September 5, 2023 DRB meeting. Alan Guazzoni explained
48 that the items requested by the DRB have been submitted – lighting spec sheets, stormwater impact
49 analysis, a revised parking layout, lamp post specs, clearing limits, and impervious surface
50 calculations. These consist of updates to the site plan and actual cut sheets. Mr. Guazzoni walked
51 through each item of interest on the site plan, and also presented the impervious surface numbers.
52 Chair Clymer asked if everyone was comfortable with the cutsheets. The DRB members concurred.

53
54 Tom Hand made the motion to close testimony and direct the Zoning Administrator to draft
55 Findings of Fact and Conclusions of Law in support of Project #7182 as presented, with the revised
56 plans. The motion was seconded by Mary Black and was unanimously approved.

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58 **Project #: 7176**
59 **Owner: Rb Stowe Real Estate Holdings LLC c/o Robert Bauman**
60 **Tax Parcel #: 07-309.090**
61 **Location: 0 Waterbury Road**
62 **Project: Construct an 1800 sf Medical Office Building and Related Improvements**
63 **Zoning: RR1**

64
65 Chair Clymer opened the hearing and swore in participants: Chris Austin and Michael Sommers.

66
67 Chris Austin presented the application, which is to construct a new medical building and related
68 site improvements. The application was heard by the Historic Preservation Committee on July 5,
69 2023 where a recommendation of approval as presented was made. Tom Hand asked why the need
70 for 11 parking spaces when only 6 are required. Michael Sommers explained that their chiropractic
71 business often has events that will trigger the additional parking need. Chair Clymer swore in Lisa
72 Cooper. Ms. Cooper works in the office on the adjacent property, and wanted to learn about the
73 project. She offered no comments or concerns. Chair Clymer asked if the Applicants are aware of
74 the Stowe Fire Chief's comments, to which the Applicant confirmed. Mr. Austin then went through
75 the elevations and building materials. The exterior condenser unit will be fully screened by the
76 building and existing trees.

77
78 Tom Hand made the motion to close testimony and direct the Zoning Administrator to draft
79 Findings of Fact and Conclusions of Law in support of project #7176 as presented, with the
80 following conditions: plant at least 2 deciduous shade trees – one for each parking strip; and revise
81 the site plan to show a grading adjustment that accommodates ADA access between the parking
82 level and the walkway level. The motion was seconded by Mary Black and was unanimously
83 approved.

84
85 **Project #: 7200**
86 **Owner: Stowe Country Club LLC c/o Stowe Mountain Lodge**
87 **Tax Parcel #: 06-081.000**
88 **Location: 744 Cape Cod Rd**
89 **Project: Redevelop the Turf Care Center with Removal of an Existing House and Accessory**
90 **Buildings; Construct Three New Buildings, a Bulk Material Storage Facility, and Related Site**
91 **Improvements**
92 **Zoning: RR2**

93
94 Tom Hand motioned for the DRB to go into deliberative session. The motion was seconded by Will
95 Ardolino and unanimously approved.

96

97 The Board ended deliberative session and invited participants back to the meeting room.

98

99 Chair Clymer opened the hearing and swore in participants: David Marshall, Sam Gaines, Michael
100 LaJeunesse, and Nick Mann.

101

102 David Marshall presented the application. The proposal is to demolish an existing home and two
103 accessory structures, and redevelop the site as a turf care center including three new buildings,
104 outdoor storage, and related improvements. D. Marshall explains that the property is already used
105 as the turf care center for the Stowe Country Club – and that the use of the property will not change
106 as a result of this development. An area across Cape Cod Road has been used for employee parking
107 – which will be closed and all employees will be able to park on the turf care property. The
108 interconnect between the turf care center and the adjacent golf course property (which runs
109 alongside the existing historic barn, will continue to be used for maintenance vehicles. No other
110 vehicles will utilize that entrance, they will use the property’s main driveway entrance off Cape Cod
111 Road. Mr. Marshall notes that Sheet L1.01 (Landscape Plan) from the plan set should be removed –
112 Sheet L1.00 (Landscape Plan) is the plan to use. Mr. Marshall also notes that while the plans for
113 Building C may be confusing, but that the building will be fully enclosed as seen from Cape Cod
114 Road, but on the other side facing the interior courtyard, the western portion of the building will be
115 open for vehicles to access the fuel tanks. The landscape plans detail how both the new buildings
116 and parking will be screened.

117

118 Michael LaJeunesse explains that for the interior fuel tanks, the State requires them to be
119 surrounded by fencing for protection.

120

121 Chair Clymer went through the standards.

122

123 Tom Hand asked whether the building footprints or the roof lines are what are shown on the plans
124 in respect to the required setbacks. D. Marshall responded that they are likely the footprints and if
125 the eaves encroach into the setbacks, the buildings can be shifted to comply with those required
126 setbacks.

127

128 Will Ardolino asked about chemical storage. Chair Clymer also asked what sort of provisions will
129 be in place to handle ruptured fuel tanks. The applicants explained that all chemicals will be stored
130 indoors and went on to offer that interior containment will be implemented that will sufficiently
131 handle any spills/fuel spillage. Michael Lajeunesse explained the self-containment system that will
132 prevent any such spills from getting out into the environment. In addition to interior drains, there
133 will be concrete curbing that will aid in leak prevention.

134

135 Chair Clymer asked the applicants about their construction schedule. D. Marshall requested
136 allowance to work on Sundays, between 8:00am and 4:00pm – specifically for four Sundays,
137 understanding that work on Sundays is generally not permitted. For all other days, construction
138 would occur between 7:00am and 5:00pm.

139

140 D. Marshall went on to provide an overview of the landscaping, stormwater, and demolition details.
141 They have already worked with the State regarding the proposed demolitions and state that there
142 will be no abatement necessary.

143

144 T. Hand asked about fencing around the garbage/recycling area. The applicant confirmed that
145 there will be a fence enclosure supplemented with plantings around the exterior. There will also be
146 a roof over the trash enclosure.

147
148 Chair Clymer asked if there will be security lighting. The applicant responded that there will be in
149 the form of downcast light fixtures on the buildings, but not motion activated. The applicant was
150 encouraged to make them motion activated for all times when work is not being conducted at the
151 property.

152
153 Michael Diender made the motion to continue the hearing to the October 17th DRB meeting, and for
154 the applicant to provide updated plans to show: the interior building slopes/elevations that show
155 how waste will runoff to the floor drains; for Sheet C2.2 to match Sheet L1.00; roof overhangs on
156 the buildings; and a parking table. The motion was seconded by David Kelly and unanimously
157 approved.

158
159 **Other Business:**

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161 None.

162
163 **Approval of Minutes:**

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165 A motion to approve the meeting minutes from September 19, 2023 was made by Michael Diender
166 and seconded by Will Ardolino. The motion passed unanimously.

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168 At 8:12pm the meeting was adjourned.

169
170 Respectfully Submitted,
171 Ryan Morrison
172 Deputy Zoning Administrator