



**Town of Stowe
Development Review Board
Meeting Minutes – October 17, 2023**

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A regular meeting of the Development Review Board was held on Tuesday, October 17, 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, Peter Robers, Patricia Gabel 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 10/3)
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 participant John Grenier.

Mr. Grenier noted that he submitted two new drawings to staff in response to the Fire Chief’s requests. The new plans include a 12’ wide road connecting the two separate lodging facilities on the overall property, and a 20’ wide fire lane between the existing buildings just to the northwest of the proposed cabin units. Mr. Grenier stated that he is still waiting on final approval from the Fire Chief, and requested a continuance to the November 7th DRB meeting, assuming he will receive a response from the Fire Chief.

M. Black made the motion to continue the hearing to the DRB meeting of November 7, 2023. The motion was seconded by T. Hand and was unanimously approved.

Project #: 7200 (Cont. from 10/3)
Owner: Stowe Country Club LLC c/o Stowe Mountain Lodge
Tax Parcel #: 06-081.000
Location: 744 Cape Cod Rd
Project: Redevelop the Turf Care Center with Removal of an Existing House and Accessory Buildings; Construct Three New Buildings, a Bulk Material Storage Facility, and Related Site Improvements
Zoning: RR2

46 Chair Clymer opened the hearing and swore in participants: David Marshall, Sam Gaines, Nick
47 Mann, and Mike LeJeunesse.

48
49 This application was first heard at the October 3rd DRB meeting, and additional information was
50 requested of the Applicant. David Marshall presented the revised plans that addressed the DRB's
51 requests. Revisions include adding building eaves onto the site plans and shifting Building A
52 slightly so that the minimum rear yard setback is met, providing visual renderings showing the
53 development as viewed from Cape Cod Road, adding a stockade fence along the frontage, and
54 changing the siding of each building viewable from Cape Cod Road to board and batten siding to be
55 painted a charcoal color. Mr. Marshall also went through lighting details, noting that exterior
56 fixtures will be shut off an hour before sunset and turned on an hour before sunrise. The lights will
57 also be motion detection fixtures. He went on to explain the interior wash-off system – water will
58 be reused in this closed system.

59
60 T. Hand asked if there were any changes to the original landscaping plans. Mr. Marshall responded
61 that the only change is the addition of the stockade fence along the frontage.

62
63 Chair Clymer went through the standards.

64
65 T. Hand expressed concern over the landscaping, and the ability to still see into the site from the
66 road, particularly for travelers traveling west, and asked for some additional landscaping, to which
67 the Applicant was amenable.

68
69 T. Hand made the motion to close the hearing and testimony and direct staff to prepare a draft
70 decision to distribute to Board members. The motion was seconded by M. Black and was approved
71 4-0 (P. Roberts, P. Gabel, and W. Ardolino abstained).

72
73 W. Ardolino left the meeting.

74
75 **Project #: 7183 (Cont. from 9/19)**
76 **Owner: Harold B. Stevens & Carol D. Stevens 2010 Family Trust**
77 **Tax Parcel #: 7A-132.010**
78 **Location: 127 Mountain Rd**
79 **Project: Construct a Duplex and Related Improvements**
80 **Zoning: VC-10**

81
82 Chair Clymer opened the hearing and swore in participant Hal Stevens. Tom Hand recused himself
83 from this review.

84
85 This application was first heard at the September 19, 2023 DRB meeting, where the DRB requested
86 additional information from the Applicant. Hal Stevens presented the new information, which
87 consisted of an overall site plan showing all parking and structures and a lighting plan, and
88 additional stormwater information. Mr. Stevens went over the parking allocations that he recently
89 submitted for the Stevens/Stowe Inn Property, the overall site plan, and the lumens calculations for
90 the proposed light fixtures. Additionally, it was noted that the Applicant will continue to work with
91 Public Works prior to the start of construction to satisfy their concerns – which pertain to
92 approving stormwater plans and adhering to the parking agreement between the town and
93 property owner(s) for use of the property's parking areas.

94

95 D. Kelly made the motion to close testimony and direct the Zoning Administrator to draft Findings
96 of Fact and Conclusions of Law in support of project #7183 as presented. The motion was seconded
97 by M. Black and passed 4-0 (P. Roberts abstained).

98

99 **Project #: 7229**

100 **Owner: Howard & Howard Inc**

101 **Tax Parcel #: 07-020.000**

102 **Location: 968 Mountain Rd**

103 **Project: Construct Gas Canopy Over Existing Gas Pumps**

104 **Zoning: HT**

105

106 Chair Clymer opened the hearing and swore in participants: Jack Milbank and John Clark.

107

108 Jack Milbank presented the application, which is to re-permit the previously approved gas canopy
109 over the existing gas pumps at 968 Mountain Road. This project was originally permitted in 2012
110 but was never constructed and the permit expired. The Applicant now proposes to construct the
111 canopy, with no changes to the original plans. This project was heard at the September 6, 2023
112 Stowe Historic Preservation Committee meeting, where a recommendation was made unanimously.
113 Mr. Milbank notes that they did add lighting information and a few new renderings to supplement
114 the 2012 application packet.

115

116 Chair Clymer went through the standards.

117

118 After a few questions from the Board, Mr. Milbank provided the following: the canopy will be
119 setback a distance of 14 ft from the front property line, there will be no music playing from the
120 canopy, there will be no increase in stormwater, and lights will be recessed LED downcast fixtures
121 within the canopy itself that will be on/off during store operating hours. The lights will be turned
122 off at 10:00pm.

123

124 M. Black asked if the fire suppression system will change the appearance at all. The Applicant
125 responded that it will not since it will all be within the canopy – with the exception of small
126 waterspouts protruding from the ceiling.

127

128 T. Hand made the motion to close testimony and direct the Zoning Administrator to draft Findings
129 of Fact and Conclusions of Law in support of project #7229 as presented, with the inclusion of the
130 fire suppression system as per the Fire Chief's recommendation and revised plans to include the
131 removal of the light-pole bases. The motion was seconded by P. Gabel and passed 6-0.

132

133 **Project #: 7211**

134 **Owner: Mill Pond Condo Association**

135 **Tax Parcel #: 7A-034.D00**

136 **Location: 44 Park Place**

137 **Project: Remove Balcony from the Front of Condominium Building**

138 **Zoning: VIL-PUD**

139

140 Chair Clymer opened the hearing and swore in participant David Thomas.

141

142 Mr. Thomas presented the application which is to remove a faux balcony from the front façade due
143 to ice and water damage. He noted that it could be repaired, but the ice and water damage will
144 eventually damage the replacement, and the condo association wants to simply remove it

145 altogether. He went on to note that shoveling the balcony is difficult since there are no doors
146 providing access, only windows. The faux balcony is only there for aesthetic purposes. The SHPC
147 already reviewed the application and provided a recommendation of approval for the balcony's
148 removal.

149
150 Chair Clymer went through the standards.

151
152 P. Roberts stated that he thinks the balcony breaks up the façade massing well, and asked why a
153 replacement balcony couldn't be accessed with a ladder to shovel snow.

154
155 Mr. Thomas noted that trees in front have grown to a height which provides a screen to the
156 building. The balcony has already been removed and an architectural band is in its place and
157 breaks up the building's massing. P. Roberts stated that he thinks the balcony should be replaced.

158
159 T. Hand made the motion to close testimony and direct the Zoning Administrator to draft Findings
160 of Fact and Conclusions of Law in support of project #7211 as presented and per the SHPC's
161 recommendation. The motion was seconded by M. Black and approved 5-1 (P. Roberts).

162
163 **Project #: 7257**
164 **Owner: Chris Kerr & Meredith J Hunter**
165 **Tax Parcel #: 11-122.000**
166 **Location: 0 Lower Sanborn Rd**
167 **Project: Amend the Clearing Limits Approved Under Project #6798**
168 **Zoning: UMR**

169
170 Chair Clymer opened the hearing and swore in participant Chris Kerr.

171
172 Chris Kerr presented the application which was to amend the clearing limits approved under their
173 2-lot subdivision (Project #6798) recorded in September, 2022. The Applicant noted that what was
174 considered a 0.03 acre Class II was recently reclassified as a nonregulated Class III wetland, and he
175 would like to clear across it for a larger building envelope. Had the wetland not been regulated at
176 the time of the subdivision, he would have had different clearing limits. Now he seeks approval to
177 amend the clearing limits.

178
179 Chair Clymer went through the standards.

180
181 Chair Clymer asked if the reclassification of the wetland satisfied the Board per the Stowe Club Test.
182 The Board all agreed.

183
184 P. Roberts asked what the future development plans are for the lots. Mr. Kerr responded that both
185 lots will be developed with single-family residences.

186
187 T. Hand requested that the Applicant provide a revised site plan that overlays the original clearing
188 limits with the amended clearing limits, noting the aggregate difference between the two. Mr. Kerr
189 requested a continuance to the November 7th DRB meeting.

190
191 T. Hand made the motion to continue the hearing to the November 7th DRB meeting and that the
192 Applicant return with the requested information. The motion was seconded by M. Black and
193 unanimously approved.

194

195 **Other Business:**

196

197 None.

198

199 **Approval of Minutes:**

200

201 A motion to approve the meeting minutes from October 3, 2023 was made by D. Kelly and seconded
202 by M. Black. The motion passed 4-0 (P. Gabel abstained).

203

204 At 6:38pm the meeting was adjourned.

205

206 Respectfully Submitted,

207 Ryan Morrison

208 Deputy Zoning Administrator