



**Town of Stowe
Development Review Board
Meeting Minutes – November 7, 2023**

A regular meeting of the Development Review Board was held on Tuesday, November 7, 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, 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]

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 Chris Austin.

Mr. Austin stated that he had a meeting with the fire chief earlier in the day. They are close to finalizing the plan per the fire chief’s requirements. Mr. Austin requested a continuance to the November 21, 2023 DRB meeting date.

T. Hand made the motion to continue the hearing to the DRB meeting of November 21, 2023. The motion was seconded by M. Black and was unanimously approved.

Project #: 7257(Cont. from 10/17)

Owner: Chris Kerr & Meredith J Hunter

Tax Parcel #: 11-122.000

Location: 0 Lower Sanborn Rd

Project: Amend the Clearing Limits Approved Under Project #6798

Zoning: UMR

Chair Clymer opened the hearing and swore in participants: Chris Kerr and Meredith Hunter.

This application was first heard at the October 17th DRB meeting, and additional information was requested of the Applicant. Chris Kerr presented the new documentation, which was a site plan showing the originally approved clearing limits with the proposed clearing limits overlaid on it.

46
47 T. Hand expressed concern that the clearing limits on Lot 9A are close to the wetland buffer, and
48 that care should be taken to ensure that the wetland and its buffer are not impacted.

49
50 T. Hand made the motion to close the hearing and testimony and direct staff to prepare a draft
51 decision in support of the amended clearing limits with confirmation that subsequent permits
52 ensure that there is no impact to wetlands and their buffers. The motion was seconded by M. Black
53 and was unanimously approved.

54
55 **Project #: 7057**
56 **Owner: Louise H Sparks & David Schwartz**
57 **Tax Parcel #: 06-039.000**
58 **Location: 2438 Mountain Rd**
59 **Project: Remand Hearing on Previously Denied Project 7057/Final Review of 9-Unit PRD**
60 **Zoning: UMR**

61
62 Chair Clymer opened the hearing and swore in participants: Tyler Mumley, AJ LaRosa, Kyle
63 Gambone, Dave Gambone, Cynthia ____, Susie Wegerhoffner, Kate Laster, and John Faust.

64
65 This hearing is a remand of a previously denied project (Project #7057/Final Review of 9-Unit
66 PRD). Sarah McShane identified the seven (7) participating DRB members from the initial review.
67 Those members include: Drew Clymer, Tom Hand, Mary Black, David Kelly, Peter Roberts, Will
68 Ardolino, and Michael Diender.

69
70 AJ LaRosa provided a summary of the project and of the focus of the hearing – which includes the
71 height of the proposed structure(s) and the double setback waiver. The Applicant has split the
72 four-unit building into two separate buildings in order to meet the 28-ft height requirement. Given
73 the 100-ft setback, Mr. LaRosa states that there would essentially no viable building footprint,
74 hence the reason for the waiver request.

75
76 Tyler Mumley added that the application seeks the double setback waiver from the north and east
77 property lines. The required 100-ft setback will be complied with off the west and south property
78 lines.

79
80 Drew Clymer asked what sort of project could be done without the need for a setback waiver. Mr.
81 LaRosa responded that they could do a project of the same scope as the previous existing use on the
82 property, but given the zoning district, to go above the pre-existing use requires a PRD.

83
84 The Board discussed the potential view impacts and questioned whether the proposed
85 landscaping/screening would be enough to screen the development from Rte. 108 and nearby
86 properties.

87
88 P. Roberts made the motion to close the hearing and testimony. The motion was seconded by M.
89 Black and passed 5-2 (T. Hand and Michael Diender).

90
91 Michael Diender left the meeting.

92
93 **Project #: 7237**
94 **Owner: Dancing Bear Farm LLC**
95 **Tax Parcel #: 10-045.000**

96 **Location: 32 Sweetser Ln**
97 **Project: Lot Line Adjustment with 136 Sweetser Lane**
98 **Zoning: RR5**
99

100 Chair Clymer opened the hearing and swore in participant: Tyler Mumley.

101
102 T. Mumley presented the application which is to adjust the lot line between 32 and 136 Sweetser
103 Lane. This proposed lot line adjustment is basically a land swap between the two property owners.
104 T. Mumley presented a revised plan to show compliance with the 300 ft lot width requirement for
105 136 Sweetser Lane, which was initially substandard.

106
107 Chair Clymer went through the standards.

108
109 T. Hand made the motion to close testimony and direct the Zoning Administrator to draft Findings
110 of Fact and Conclusions of Law in support of project #7237 as presented. The motion was seconded
111 by P. Roberts and unanimously approved.

112
113 **Project #: 7240**
114 **Owner: Nelson S Riley III & Jeannine N Riley**
115 **Tax Parcel #: 07-299.010**
116 **Location: 866 River Rd**
117 **Project: Preliminary & Final Review of 2-lot Subdivision**
118 **Zoning: RR2**

119 Chair Clymer opened the hearing and swore in participant Nelson Riley IV.

120
121 Mr. Riley presented the application which is to split the existing property into two (2) new lots,
122 placing each existing single-family dwelling on its own lot. The new home on Lot 2 is almost
123 finished.

124
125 Chair Clymer went through the standards.

126
127 W. Ardolino asked if there are clearing limits. Mr. Nelson responded that there weren't but the
128 power line easement to the rear of each property is already cleared. T. Hand noted that there
129 appears to be a wetland in the northwest corner of Lot 1. Mr. Nelson responded that there are no
130 additional plans for development on the lot.

131
132 T. Hand made the motion to close testimony and direct the Zoning Administrator to draft Findings
133 of Fact and Conclusions of Law in support of project #7240 as presented, with the condition that
134 the final subdivision plan include the setback lines along the new property line separating lots 1
135 and 2. The motion was seconded by M. Black and unanimously approved.

136
137 **Project #: 7241**
138 **Owner: State of Vermont Division of Forests Parks & Recreation**
139 **Tax Parcel #: 14-002.000**
140 **Location: 7416 Mountain Rd**
141 **Project: Expansion of Parking Lots A1, A2, & A3 with Associated Stormwater Treatment**
142 **Zoning: RR 5/SKI PUD**

143
144 Chair Clymer opened the hearing and swore in participants: Dan Heil, Matthew Lillis, Shannon
145 Buhler, Susan Stevens and Anne Bohan.

146
147 Dan Heil and Matthew Lillis presented the application, which involves enlarging three adjacent,
148 existing parking lots. The expansion within the two paved parking lots will be paved (Lots A1 and
149 A3), and the gravel parking lot (A2) will see its expanded parking as gravel. The project is aimed at
150 addressing current parking issues.

151
152 Chair Clymer went through the standards.

153
154 Susan Stevens asked where the excavated material will be placed. The Applicant responded that
155 some will remain onsite and some will be transported offsite.

156
157 The Applicants were asked how they determined 86 new parking spaces would be needed. They
158 responded that they are looking to maximize parking onsite without having to create entirely new
159 parking lots. This will help with existing parking demand and won't create additional traffic to the
160 mountain.

161
162 David Kelly made the motion to move into deliberative session. The motion was seconded by Mary
163 Black.

164
165 The DRB exited deliberative session and the meeting resumed.

166
167 The Applicants were asked about lighting. Existing parking lot lighting located in the footprint of
168 the proposed additional parking spaces will be shifted back approximately 20 ft and still fill the
169 needed use.

170
171 Peter Roberts asked about the resort's Comfortable Carrying Capacity (CCC), and how the
172 additional parking spaces will affect it. The Applicants were not prepared to discuss the resort's
173 CCC, noting that the additional parking spaces should not be weighed against it.

174
175 Based on the concerns of the Board, the Applicant requested a continuance to the December 5th DRB
176 meeting.

177
178 D. Kelly made the motion to continue the hearing to the December 5th DRB meeting and that the
179 Applicant return with the requested information. The motion was seconded by M. Black and
180 unanimously approved.

181
182 **Project #: 7236**
183 **Owner: Dana T & Peter E Percy**
184 **Tax Parcel #: 07-017.000**
185 **Location: 281 Cape Cod Rd**
186 **Project: Preliminary Subdivision/PUD Review; Existing 4 Unit Dwelling will Remain on Lot 1**
187 **of 0.74± Acres, Proposed Lots 2-12 Intended for Single Family Dwellings; Remaining Land to**
188 **Be Open Space; Boundary Line Adjustment With 269 Weeks Hill Road.**
189 **Zoning: WBCSD & RR2**

190
191 Chair Clymer opened the hearing and swore in participants: Chris Austin and Matt Percy.

192
193 Mr. Austin presented the application, which is a re-permitting of a previously approved PUD
194 (Project #6986). Since the property is going on municipal water and sewer, the area previously set

195 aside for septic systems is now proposed to be 3 additional lots within the PUD. No other changes
196 are proposed from the original approval of Project 6986.

197

198 Chair Clymer went through the standards.

199

200 D. Kelly made the motion to close testimony and direct the Zoning Administrator to draft Findings
201 of Fact and Conclusions of Law in support of project #7236 as presented, with the condition that
202 the six (6) additional street trees be added to the landscape plans as identified in the hearing. The
203 motion was seconded by M. Black and unanimously approved.

204

205 **Other Business:**

206

207 None.

208

209 **Approval of Minutes:**

210

211 A motion to approve the meeting minutes from October 17, 2023 was made by T. Hand and
212 seconded by D. Kelly. The motion passed unanimously.

213

214 At 9:05pm the meeting was adjourned.

215

216 Respectfully Submitted,

217 Ryan Morrison

218 Deputy Zoning Administrator