



**Town of Stowe
Development Review Board
Meeting Minutes – November 21, 2023**

A regular meeting of the Development Review Board was held on Tuesday, November 21, 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 Roberts, Patricia Gabel,

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 stated that the last outstanding piece to satisfy the Fire Chief is the 20' wide compacted gravel fire lane. The plans have been revised to include the 20' wide fire lane. The Applicant noted that the Fire Chief has not yet provided a response to the proposed fire lane.

P. Roberts asked why not use pavers for the fire lane, instead of gravel. The Applicant responded that the Fire Chief is not comfortable with the maintenance needs of pavers, and gravel is more acceptable.

T. Hand made the motion to close the hearing and testimony and direct staff to prepare a draft decision in support of Project #7133, to also include the revised landscape plan, and use of either a paved or gravel fire lane. The motion was seconded by P. Roberts and was unanimously approved.

Project #: 7279

Owner: Brian Navarro-Tracy Stuart

Tax Parcel #: 06-063.030

Location: 343 Cottage Club Road

Project: Renew Permit # 6665 for Lot 3's Landscaping Plan Per Prior Subdivision Approval

Zoning: RR2

Chair Clymer opened the hearing and swore in participant Tracy Stuart.

46
47 Ms. Stuart stated that this is simply re-permitting the previously approved landscape permit
48 (Project 6665) that expired November 4, 2023. No change to the previously approved plan is
49 proposed. The landscape plan is associated with the new home permitted to be constructed.
50 Construction on the new home hasn't yet begun.

51
52 T. Hand made the motion to close the hearing and testimony and direct staff to prepare a draft
53 decision in support of Project #7279. The motion was seconded by M. Black and was unanimously
54 approved.

55
56 **Project #: 7217 (Cont. from 9/5)**
57 **Owner: Castine Mountain Road LLC**
58 **Tax Parcel #: 11-103.000**
59 **Location: 4527 Mountain Rd**
60 **Project: Reopen Hearing on Project 5999 [Case No. 22-AP-028 & No. 21-ENV-00013]**
61 **Construct an Attached Dwelling Unit Per Environmental Court Remand**
62 **Zoning: UMR/FHD**

63
64 Chair Clymer opened the hearing and swore in participants: Nick Lizotte, Gunner McCain, and
65 Michael Seaberg.

66
67 Chair Clymer stated that the remanded decision requires the Applicant to submit a revised
68 landscaping plan or a narrative citing the reasons why the DRB should waive the landscaping
69 requirements for the attached dwelling unit.

70
71 T. Hand asked the Applicant to go through the six points/conclusions pertaining to the DRB waiving
72 landscaping requirements. G. McCain went through the six points listed in his letter dated June 20,
73 2023.

74
75 M. Seaberg stated that the zoning ordinance does not provide clear direction toward landscape
76 waivers, and that the required trees can locate outside the ditch that runs along Rte. 108, as
77 opposed to in the ditch where the Applicant notes as one reason the landscaping should be waived.

78
79 G. McCain goes through timeline for the proposed construction. Building 4 will be constructed first,
80 which also includes stormwater infrastructure, driveway/parking, and landscaping. Building 3, the
81 duplex, will be constructed next.

82
83 N. Lizotte added that they have the State Wastewater Permit for building 4, but not yet for building
84 3.

85
86 M. Black made the motion to close the hearing and testimony. The motion was seconded by P.
87 Gabel and passed unanimously.

88
89 **Project #: 7218 (Cont. from 9/5)**
90 **Owner: Castine Mountain Road LLC**
91 **Tax Parcel #: 11-103.000**
92 **Location: 4527 Mountain Rd**
93 **Project: Reopen Hearing on Project 5768 & 6521 [Case No. 21-ENV-00098] Construct a**
94 **Duplex Per Environmental Court Remand**
95 **Zoning: UMR/FHD**

96
97 Chair Clymer opened the hearing and swore in participants: Nick Lizotte, Gunner McCain, and
98 Michael Seaberg.
99
100 G. McCain provided an overview. New impervious surfaces created will be less than one tenth of an
101 acre. The swale will have a 6.7% grade with a flat bottom which will allow for more than adequate
102 water flow and filtering prior to stormwater entering the river at the property's rear.
103
104 M. Seaberg stated that the proposed sugar maple trees prefer drier soil, and the new stormwater
105 infrastructure will negatively impact the species.
106
107 G. McCain stated that the project will not flood the area, and that the small amount of impervious
108 surfaces will not create significant stormwater that would otherwise affect the trees.
109
110 G. McCain added that they removed the sewer connection from building 3 to the town lines, as
111 required.
112
113 N. Lizotte stated that the plan doesn't meet the landscaping requirements of the zoning ordinance,
114 but he is adding landscaping nonetheless.
115
116 T. Hand asked if the property has any wetlands. N. Lizotte responded that the State hasn't
117 contacted him, nor come to the property, to investigate for wetlands.
118
119 D. Kelly made the motion to close the hearing and testimony. The motion was seconded by M. Black
120 and unanimously approved.
121
122 **Other Business:**
123
124 None.
125
126 **Approval of Minutes:**
127
128 A motion to approve the meeting minutes from November 7, 2023 was made by D. Kelly. M. Black
129 noted that an applicant's name (Nelson Riley IV) needed to be corrected. The motion was seconded
130 by P. Roberts and passed unanimously.
131
132 At 6:20pm the meeting was adjourned.
133
134 Respectfully Submitted,
135 Ryan Morrison
136 Deputy Zoning Administrator