



Town of Stowe
Development Review Board
Meeting Minutes – December 5, 2023

A regular meeting of the Development Review Board was held on Tuesday, December 5, 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,

Staff Present: Sarah McShane- Planning & Zoning Director, Ryan Morrison- Deputy Zoning Administrator, Piper Van Kerkhove Planning & Zoning Assistant

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 #: 7241 (*Cont. from 11/7/2023*)

Owner: State of Vermont Forests Parks & Recreation

Tax Parcel #: 14-002.000

Location: 7416 Mountain Rd

Project: Expansion of Parking Lots A1, A2, & A3 Along with Associated Stormwater Treatment Improvements

Zoning: RR 5/SKI PUD

Chair Clymer opened the hearing and swore in participants Matthew Lillis and Dan Heil.

M. Lillis stated that the number of parking spaces to be added to the lots has been reduced to 77, and all aisles will be 24’ wide to accommodate two-way traffic. The additional 77 spots in the paid lot will make 364 total spots in lots A1, A2, A3. In these lots there will be 8 spots that are designated as handicap only.

A landscaping plan has been added. Outlines where 13 trees would be added.

D. Clymer stated an updated parking lot affidavit was added.

M. Lillis said the drawings were revised to include lighting at the top and bottom of the covered stairs, to meet zoning regulations. The affidavit outlines the parking that the resort needs to maintain comfortable carrying capacity as estimated by them. The additional spots are to get the number of spots available closer to the total required parking the affidavit outlines.

T. Hand made the motion to close the hearing and testimony. The motion was seconded by M. Black and passed unanimously.

Project #: 7251 (*Application has been withdrawn*)

Owner: Estate of Stewart P Bouchard

Tax Parcel #: 07-299.000

Location: 754 River Rd

Project: Final Review-2-Lot Subdivision

46 Zoning: RR2
47
48 Project #: 7256
49 Owner: John Springer-Miller/Tina Springer-Miller
50 Tax Parcel #: 11-255.000
51 Location: 330 Haul Rd
52 Project: Amend AG-PRD: Subdivide Lot 4 Into 2 Lots, Modify Previously Approved Building Zone &
53 Adjust a Boundary Line Between Lot 4 & Lot 1.
54 Zoning: RR5/RHOD
55

56 Chair Clymer opened the hearing and swore in participants John Grenier, John Springer-Miller,
57 James Robert Florance, Francis Loewald, David Stempel, and Mark Doyle.
58

59 J. Grenier introduced the proposal of splitting lot 4 into two lots, 4 and 4A. Lot 4 is accessible by a
60 private road off Luce Hill Road, Lot 4A is accessible from Covered Bridge.
61

62 D. Clymer clarified that all that was being decided on was the subdividing of 4, modifying the
63 building zone, and adjusting a boundary line.
64

65 T. Hand asked if the building zone area could be reduced to preserve more of the natural state of
66 the land in the property.
67

68 J. Grenier said that allowing the space to build is important to have space for features such as
69 storm water treatment, and with the steep slope on some of the property the space is already
70 limited. There is no planned development yet.
71

72 J. Robert Florance with comments against the subdivision as he believes it will lead to more
73 development in the area.
74

75 D. Clymer states that no development is planned at this time.
76

77 M. Black made the motion to close the hearing and testimony. The motion was seconded by P.
78 Gabel and passed unanimously.
79

80 Project #: 7246
81 Owner: Little River Holdings LLC
82 Tax Parcel #: 11-152.000
83 Location: 3343 Mountain Rd
84 Project: Install Two Outdoor Sauna Buildings & Decking with Associated Site Improvements
85 Zoning: MRC
86

87 The applicant informed staff prior to the meeting that the public hearing notifications were not
88 correctly sent to abutting property owners and that they would need to push this hearing back to a
89 later date.
90

91 T. Hand made the motion to continue the hearing to a time and date certain of January 2, 2024.
92 The motion was seconded by M. Black and passed unanimously.
93

94 **Other Business:**

95

96 None.

97

98 **Approval of Minutes:**

99

100 A motion to approve the meeting minutes from November 21, 2023, was made by M. Black. The
101 motion was seconded by T. Hand and passed unanimously.

102

103 At 6:37pm the meeting was adjourned.

104

105 Respectfully Submitted,

106 Piper Van Kerkhove

107 Planning and zoning Assistant

DRAFT