



**Town of Stowe
Development Review Board
Meeting Minutes – January 16th, 2024**

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A regular meeting of the Development Review Board was held on Tuesday, January 16th, 2024, 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, Mary Black, Peter Roberts, Patricia Gabel, Will Ardolino

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 5:00pm.

Development Review Public Hearings

Project #: 7288

Owner: Stephanie Von Doering Trustee of Wallace & Von Doering Revoc. Trust

Tax Parcel #: 03-053.02C

Location: 237 Points North Rd

Project: Variance for setback of existing pavilion

Zoning: RR3

Chair Clymer re-opened the hearing and swore in participants Hal Stevens and John Pitrowski. The hearing had been continued from January 2nd.

J. Pitrowski explained that the site plan had been updated to show where the septic leach fields are located. He stated that because of the septic locations and the steep slope on much of the property, the pavilion was limited to being built in the setback.

T. Hand asked if the instability/slide that occurred on the slope was prior to the building of the pavilion.

J. Pitrowski stated that his understanding was that the pavilion was built after the instability event.

T. Hand noted that there is no documentation showing that a study was done to consider other locations on the property for the pavilion.

H. Stevens stated that the setbacks are a precaution for the sake of the neighbors and that the neighbors are not disturbed by the pavilion.

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

Project #: 7295

46 **Owner: Alchemy Holding Stowe LLC**
47 **Tax Parcel #: 06-062.000**
48 **Location: 100 Cottage Club Rd**
49 **Project: Convert store and tasting room area into a restaurant use**
50 **Zoning: MRV**

51
52 Chair Clymer opened the hearing and swore in John Walsh, Tyler Mumley, Jen Kimmich, and John
53 Kimmich.

54
55 T. Mumley stated they are applying for a change of use to a restaurant, but the space will primarily
56 be an assembly/event area opposed to a typical restaurant.

57
58 J. Kimmich stated that the hours of the space will be the same as the retail hours, from 11am-6pm.
59 The number of people visiting is expected to remain the same.

60
61 The applicant stated that a traffic study had been done previously and that a left turn lane was
62 implemented to ease traffic.

63
64 T. Hand asked what catering entails.

65
66 J. Kimmich explained that they use food trucks, and that currently Warren's Kitchen, a food truck, is
67 parked there a few days a week. Warren's Kitchen is licensed and received health inspections.
68 During events they expect to have a few food trucks at a time.

69
70 J. Kimmich stated that they will not be cooking food in the building, the space is intended for people
71 to bring their own food in, whether or not it comes from the food truck.

72
73 DRB members discussed the proposed use and whether 'restaurant' was an accurate classification.
74 The DRB also discussed how food trucks are typically reviewed as separate temporary structures
75 and the need to review the application as presented. Hearing no opposition, staff suggested the
76 DRB simply close the hearing and staff will prepare a written decision describing the proposed use
77 as presented by the Applicant.

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

81
82 **Project #: 7296**
83 **Owner: Alchemy Holding Stowe LLC**
84 **Tax Parcel #: 06-062.000**
85 **Location: 100 Cottage Club Rd**
86 **Project: Install shipping container for storage**
87 **Zoning: MRV**

88
89 Chair Clymer opened the hearing. Interested parties again included John Walsh, Tyler Mumley, Jen
90 Kimmich, and John Kimmich all of whom were sworn in during the previous hearing.

91
92 J. Walsh stated that the shipping container they plan to use will be brand new. It will be screened by
93 existing trees and is completely out of the setbacks. There will be murals on the shipping container
94 to compliment the art on the silo.

95

96 W. Ardolino asked if the shipping container would be set on gravel.

97

98 J. Walsh stated the shipping container will be on a gravel path that leads to the sidewalk.

99

100 Chair Clymer asked if there were any additional landscaping details.

101

102 J. Walsh stated that the maple trees at the front of the property that will screen the shipping
103 container will be moved back this spring while they are still small enough to do so.

104

105 T. Hand made the motion to approve project #7296 with the plantings as described by the
106 Applicant. The motion was seconded by P. Roberts and passed unanimously.

107

108 **Project #: 7283**

109 **Owner: Jeffrey & Anne Mitchell Revok. Trustees: Jeffrey & Anne Mitchell**

110 **Tax Parcel #: 11-029.010**

111 **Location: 0 Spring Trail Road**

112 **Project: Request approval for pre-development clearing and construction of a driveway.**

113 **Zoning: R5 / RHOD.**

114

115 Chair Clymer opened the hearing and swore in the participants Chris Austin and Jeff Mitchell.

116

117 T. Hand explained that his father-in-law is an adjoining property owner and that he had discussed
118 the application with him. T. Hand then recused himself from the hearing.

119

120 C. Austin stated that lot 14 has no clearing record on file, and that the applicant would like to define
121 clearing limits for the lot.

122

123 Chair Clymer asked if there had been any clearing on lot 14 after clearing on lot 11 was permitted.
124 The permit for lot 11 has since expired.

125

126 C. Austin stated that there has been no clearing on lot 14.

127

128 M. Black made the motion to go into deliberative session. W. Ardolino seconded the motion. The
129 motion passed. Meeting participants exited the room.

130

131 The DRB exited deliberation at approximately 6:30 pm. Chair Clymer stated the DRB would like to
132 continue the hearing to a date when the board has more members present and explained that the
133 hearing will be continued to February 20th.

134

135 Chair Clymer swore in Doug Gordon, a direct abutter.

136

137 D. Gordon stated that he owns the adjacent lots 10 and 15 and has an agreement and stipulation
138 with the Mitchells regarding clearing. He asked that this agreement be considered by the DRB.

139

140 M. Black made the motion to continue the hearing to a time and date certain of February 20, 2024.

141 W. Ardolino seconded the motion. The motion passed unanimously.

142

143 **Project #: 7117**

144 **Owner: Andrew McNeill & Todd Bludworth**

145 **Tax Parcel #: 07-083.000**

146 **Location: 416 Nine Hearths Dr**
147 **Project: Final subdivision review of a 7-lot subdivision**
148 **Zoning: RR2**

149 T. Hand rejoined the board.

151
152 Chair Clymer opened the hearing and swore in participants John Pitrowski, Andy McNeill, and Tom
153 Wawrzeniak. Tom Lacky was sworn in as an interested party.

154
155 J. Pitrowski stated that the land the applicant wants to subdivide was previously approved as a
156 three-lot subdivision for a previous owner. The applicant would now like to create a seven-lot
157 subdivision. The land already has infrastructure including a road, culverts, and power lines.

158
159 J. Pitrowski addressed some of the staff notes and stated that the shed within the setbacks would be
160 moved, for fire safety there will be a dry pump installed to a 79-thousand-gallon pond. Along the
161 road there will be pull-offs and a cul-de-sac that firetrucks can turn around at.

162
163 S. McShane stated that the measurements of proposed lot widths was not measured as defined
164 under the zoning regulations and therefore the measurements may not be accurate.

165
166 Chair Clymer asked how steep slopes would be dealt with. P. Roberts pointed out that there appears
167 to be wetlands on much of the property.

168
169 J. Pitrowski stated that the planned homes avoid the wetlands, and that the wetlands are
170 fragmented by the steep slope not the infrastructure. There is no major erosion during rain events
171 and wetlands will help limit runoff.

172
173 Chair Clymer stated that upper lots would be highly visible.

174
175 J. Pitrowski stated that to minimize visibility there will be clearing limits, tall trees planted, and the
176 design of the homes will fit the character of the area.

177
178 Throughout the review, the DRB made recommendations to the Applicant. The DRB recommended
179 that the wetlands be protected and clearly defined for HOA, the plans be amended to show radii of
180 driveways and cul-de-sac, the HOA language should be amended to address outdoor lighting, etc. M.
181 Black suggested the name of the HOA should also be changed so that it is less easily confused with
182 other roads and a nearby HOA.

183
184 M. Black made the motion to continue the hearing to March 5th. P. Gabel seconded the motion. The
185 motion passed unanimously.

186
187 **Other Business:**

188
189 None.

190
191 **Approval of Minutes:**

192
193 A motion to approve the meeting minutes from January 2nd, 2024, was made by M. Black. The
194 motion was seconded by P. Roberts and passed unanimously.

195

196 W. Ardolino made the motion adjourn the meeting. M. Black seconded the motion. The motion
197 passed unanimously.

198

199 At 8:15pm the meeting was adjourned.

200

201 Respectfully Submitted,

202 Piper Van Kerkhove

203 Planning and Zoning Assistant