



**Town of Stowe  
Development Review Board  
Meeting Minutes – January 2<sup>nd</sup>, 2024**

A regular meeting of the Development Review Board was held on Tuesday, January 2<sup>nd</sup>, 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, David Kelly, Mary Black, Peter Roberts, 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 5:00pm.

**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 opened the hearing and swore in participants Hal Stevens, John Pitrowski, Stephanie Von Doering, Dean Salvas, and Kathleen Doehla.

H. Stevens stated that the approved subdivision permit doesn’t show setbacks and the owner did not know the zoning regulations. They had the pavilion built not knowing it violated anything.

Chair Clymer said that they must meet all five criteria required to get a variance.

H. Stevens stated the defense of each:

- a. The land that much of the property is on is not good for building.
- b. Having an ancillary building with the house makes sense on the property.
- c. S. Von Doering stated that she was not involved in the building of the pavilion except for design. The contractors and her husband were responsible for the construction.
- d. K. Doehla, a neighbor of Von Doering, confirmed that much of the property has a steep slope, and said the pavilion is beautiful and tasteful. Doehla does not believe the building is a detriment to the area. Stevens also passed out comments from neighbors.
- e. The building is in the best possible location on the property.

T. Hand asked for further clarification as to why other parts of the property were not adequate for the pavilion. The Board looked more closely at the setbacks. H. Stevens said that, yes, the entire pavilion is in the 70ft setback.

45 Chair Clymer would like to have the exact location of the septic and leach field. The Board agreed to  
46 a site visit before the January 16<sup>th</sup>, 2024 meeting, and the application would be continued to then.

47

48 Continued to January 16<sup>th</sup>, 2024.

49

50 T. Hand made the motion to continue the hearing to January 16, 2024, with a 4:00pm site visit prior  
51 to the meeting. The motion was seconded by M. Black and passed unanimously.

52

53 **Project #: 7278**

54 **Owner: 109 Main LLC**

55 **Tax Parcel #: 7A-046.000**

56 **Location: 109 Main St**

57 **Project: New blade sign. includes waiver request to exceed maximum sign height allowance.**

58 **Zoning: VC10/SHOD**

59

60 Application was withdrawn.

61

62 **Project #: 7254**

63 **Owner: Jonathan Shallman**

64 **Tax Parcel #: 7A-050.000**

65 **Location: 144 Main St**

66 **Project: Construct a new porch and balcony, a covered entry, and new dormers**

67 **Zoning: VC10**

68

69 Applicants are requesting a continuation to February 6<sup>th</sup>, 2024. Motion by M. Black to continue. The  
70 motion was seconded by T. Hand and passed unanimously.

71

72 **Project #: 7246**

73 **Owner: Little River Holdings LLC**

74 **Tax Parcel #: 11-152.000**

75 **Location: 3343 Mountain Rd**

76 **Project: Install 2 outdoor sauna buildings and decking, with associated site improvements.**

77 **Zoning: MRC**

78

79 Chair Clymer opened the hearing and swore in participants Jed Harris and David Wolfgang.

80

81 T. Hand would like to know the elevation that the saunas are on and to see a diagram of this.  
82 Depending on the height of the deck there should also be safety precautions. J. Harris believes the  
83 deck will not be high enough and agreed to get topographic elevations.

84

85 D. Wolfgang stated that he is concerned with the view of the saunas from his property and would  
86 like to see screening put up to prevent that. J. Harris stated that screening can be implemented and  
87 that there are no outdoor showers being built with the saunas. The large deck is for people exiting  
88 the saunas, cooling off, and relaxing. The exterior lighting on the saunas and deck is also dark sky  
89 compliant.

90

91 A continuance was issued for renewed plans that include topographic elevations, supplemental  
92 landscaping as screening, and if there will need to be safety features.

93

94 T. Hand made a motion to continue the hearing to February 6<sup>th</sup>, 2024. M. Black seconded the motion  
95 and it passed unanimously.

96

97 **Project #: 7289**

98 **Owner: Cork Seven LLC**

99 **Tax Parcel #: 11-149.000**

100 **Location: 3418 Mountain Rd**

101 **Project: Change of use to an outdoor recreation facility for the new Green Mtn Experience**  
102 **Private Training Hill. Project includes installation of a yurt. The outdoor recreation will be**  
103 **used in conjunction with the recently approved indoor recreation facility (Project #7039).**

104 **Zoning: UMR/RR2**

105

106 Chair Clymer opened the hearing and swore in participant George Coultas.

107

108 T. Hand noted that the site plan submitted should be overlaid on the parcel map with more  
109 accurate scaling of size.

110

111 G. Coultas stated that maintenance and use of the area will be low impact, rakes and shovels will  
112 maintain snow, an old logging road will be used as a footpath, and the space used for skiing already  
113 has sparse trees.

114

115 P. Roberts asked if this is for public use, and therefore does it require other permits. G. Coultas said  
116 that it will be for private use only by Green Mountain Club members. Chair Clymer stated that the  
117 applicant should consider a public building certification.

118

119 T. Hand stated that the plan has growth potential, but it should be cleaned up and made clearer so  
120 that future changes are easier. The applicant should also have better surveying done.

121

122 Chair Clymer would like the applicant to provide more information before a decision can be made.

123 S. McShane stated that a temporary use permit could be used for this winter.

124

125 Chair Clymer swore in participant Rich Jerod.

126

127 R. Jerod would like discussion of the impact on neighbors as the use of the land changes.

128

129 M. Black made the motion to continue the hearing to February 6<sup>th</sup>, 2024, and that the application be  
130 revised as a temporary use, as well as made clearer. The motion was seconded by P. Roberts and  
131 was unanimously approved.

132

133

134 **Other Business:**

135

136 None.

137

138 **Approval of Minutes:**

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140 A motion to approve the meeting minutes from December 5<sup>th</sup>, 2023 was made by Chair Clymer. The  
141 motion was seconded by M. Black and passed unanimously.

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143 At 6:50pm the meeting was adjourned.

144  
145 Respectfully Submitted,  
146 Piper Van Kerkhove  
147 Planning and Zoning Assistant