



**Town of Stowe
Development Review Board
Meeting Minutes – February 20th, 2024**

A regular meeting of the Development Review Board was held on Tuesday, February 20th, 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, David Kelly, Michael Diender (on Zoom)

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 #: 7283 (Cont. from 1/16/24)

Owner: Jeffrey & Anne Mitchell Revok Trustees: Jeffrey & Anne Mitchell

Tax Parcel #: 11-029.010

Location: 0 Spring Trail Road

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

Zoning: RR5/RHOD

Chair Clymer stated that the applicants requested a continuation.

D. Kelly motioned for a continuance to 3/5.

The motion was seconded by M. Black. Chair Clymer, P. Roberts, M. Diender, voted in favor of continuing the hearing.

T. Hand recused himself.

Project #: 7309

Owner: Jon H Hanson

Tax Parcel #: 05-020.010

Location: 2481 Nebraska Valley Rd

Project: Request variance of front yard setback to construct single-family dwelling

Zoning: RR5

Project #: 7313

Chair Clymer opened the hearing and swore in Jon Hanson.

J. Hanson updated the board on changes made to the project. The flood zone on the property was updated by FEMA and the driveway was moved out of it. He clarified that the site plan showed the single-family dwelling and parking lot.

46 J. Hanson responded to comments from Public Works read by Chair Clymer, he stated that power
47 lines would be underground.

48

49 T. Hand asked if more trees were to be planted.

50

51 J. Hanson stated there may be more trees planted between the house and the road. T. Hand noted
52 they would have to be out of the right of way.

53

54 J. Hanson stated the house was moved closer to the road to be out of the flood plain.

55

56 Chair Clymer stated that the lot is pre-existing and is small.

57

58 T. Hand motioned in support of the proposed project with planting outside of the right of way.

59

60 The motion was seconded by M. Black and passed unanimously.

61

62

63 **Owner: AWH Stowe Resort Hotel LLC C/O AWH Partners LLC**

64 **Tax Parcel #: 11-138.000**

65 **Location: 199 Topnotch Dr**

66 **Project: Construct 3-story 31 Unit multi-family dwelling addition, assembly hall, parking,**
67 **and related site improvements; amend resort PUD to add 2.7-acre parcel.**

68 **Zoning: UMR/PUD**

69

70 Chair Clymer opened the hearing and swore in the interested parties – Mark D'Angelo, Keith
71 Wagner, Erica Wygonik, Julian Workley, Dave Marshall, Mike Koch, Eugene Bernat, Philip
72 Glouchevitch, Ross Flicker, Matthew Wheeler, Tim Osiecki.

73

74 M. D'Angelo stated that all the information on the AWH property was updated and reviewed the
75 comments from their last DRB meeting.

76

77 T. hand asked for the green belt to be described. D. Marshall described the green and open spaces
78 shown by a dashed line.

79

80 S. McShane stated that with the new density allowed with Act 47 the project is significantly under
81 the density threshold.

82

83 J. Workley stated that one story was taken off from the originally planned building. Photos from the
84 street show how trees would screen the building from view. She described the design, the cedar and
85 concrete sides, and windows to reduce mass, and how the building would blend well with the
86 natural environment around it.

87

88 T. Hand asked if mechanical systems had been considered and incorporated into the plan.

89

90 J. Workley stated that there will be some mechanicals on the roof, and they will be screened. The
91 entrance to the below ground parking will also be completely screened.

92

93 K. Wagner stated that plantings and trees will be used to screen the project from the South of
94 Mountain Road.

95

96 P. Glouchevitch stated that all the lights would be very bright at night and was wondering how this
97 would be remedied.
98

99 J. Workley stated that to address that, the windows will have a tint, the light coming from them will
100 be residential therefore softer, and the windows will be recessed.
101

102 M. D'Angelo stated that they will be complying with the comments they received from Fire and
103 Safety.
104

105 E. Wygonik stated that the change in the level of traffic at peak time will be trivial, with two
106 concurrent events at the resort the level of traffic would be a Service E.
107

108 T. Hand stated that there is a concern about the level of traffic if there is an event at the tent across
109 the street in the summer and at the resort.
110

111 E. Wygonik stated that peak levels of traffic are in the winter, not summer, so the impact of the tent
112 was not considered.
113

114 Chair Clymer asked what was being done for the sewers.
115

116 D. Marshall stated that they would be working with the Public Works Department to determine the
117 best design for the sewers.
118

119 D. Marshall stated that after the shell of the building was completed that they would prefer not to
120 limit the construction hours. The expected timeline for the project is 16-18 months.
121

122 D. Marshall stated that they are working with V-trans to have a crosswalk and to make pedestrian
123 traffic safe from the Mountain Road.
124

125 M. Koch went through the new and expanded parking plan. There would be 123 new parking
126 spaces, totaling 296 spaces. They would like to bring 3800 Mountain Road into the resort PUD as a
127 place for additional parking. Some of the additional parking is for the proposed units and staff.
128

129 Chair Clymer asked for an analysis of pedestrian circulation.
130

131 M. Koch stated that there were some proposed crosswalks and sidewalks, as well as the minor
132 relocation of the Catamount Trail.
133

134 T. Hand stated that the trail was predominantly a ski trail and that should be considered in the
135 relocation. He asked if there were to be stairs added to the steep part of the road for pedestrians.
136

137 D. Marshall stated that the banana lot is an alternative to stairs.
138

139 P. Glouchevitch asked how visible the parking lots would be.
140

141 K. Wagner stated the existing trees and red building would provide screening. D. Marshall added
142 that the steep slope also limits visibility.
143

144 Chair Clymer handed the meeting over to Vice-Chair Tom Hand.
145

146 M. Koch explained the water run-off and capture system. There will be basins to slow and move
147 water, as well as gravel wetlands, both help to clean the water.

148
149 K. Wagner stated that the lights are below the lumen limit and are all dark sky compliant.
150

151 J. Workley described the lighting on the balconies and the lights to highlight the building's cedar
152 siding.

153
154 P. Glouchevitch asked why the building would be lit and not left dark. M. Black pointed out that
155 landscaping is used to make buildings less visible, so it brings into question lighting the building up.
156

157 E. Bernat expressed that as an abutter he didn't want the ever-present glow that he already noticed.
158

159 M D'Angelo stated that the lights are dark sky compliant and therefore should be allowed.
160

161 M. Black motioned to close the hearing.
162

163 The motion was seconded by P. Roberts and passed unanimously.
164

165 **Other Business:**

166
167 None.

168
169 **Approval of Minutes:**

170
171 A motion to approve the meeting minutes from February 6th, 2024.
172

173 D. Kelly motioned to adjourn the meeting. The motion passed unanimously.
174

175 Respectfully Submitted,
176 Piper Van Kerkhove
177 Planning and Zoning Assistant