



**Town of Stowe
Development Review Board
Meeting Minutes – February 6th, 2024**

A regular meeting of the Development Review Board was held on Tuesday, February 6th, 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, David Kelly (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 5:01pm.

David Kelly expected on Zoom.

Development Review Public Hearings

Project #: 7246

Owner: Little River Holdings LLC

Tax Parcel #: 11-152.000

Location: 3343 Mountain Rd

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

Zoning: MRC & UMR

Chair Clymer opened the hearing and swore in participant Jed Harris.

This hearing was continued from January 2nd.

Chair Clymer asked to address the changes and additions that were requested during the project’s first hearing. Elevations were given for the saunas and the deck. J. Harris continued that there is a screening fence added, trees for screening, and the sauna was moved to a better location 15 feet away. The neighbor is on board with the changes.

Jed states there is lighting on the inside of the privacy fence.

T. Hand motioned to support the project and end the hearing.

M. Black seconded the motion, and the board passed it unanimously.

Project #: 7289

Owner: Cork Seven LLC

Tax Parcel #: 11-149.000

Location: 3418 Mountain Rd

45 **Project: Change of use to an outdoor recreation facility for the new Green Mtn Experience**
46 **private training hill. Project includes installation of a yurt. The outdoor recreation use will**
47 **be used in conjunction with the recently approved indoor recreation facility (Project #7039)**
48 **Zoning: UMR/RR2/MRC**
49

50 Tyler Mumley expected the landowner to be present.

51
52 T. Hand motioned to adjust agenda order.

53
54 P. Gabel seconded the motion and it passed unanimously.

55 **Project #: 7254**

56 **Owner: Jonathan Shallman**

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

58 **Location: 144 Main St**

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

60 **Zoning: VC10**
61

62 David Kelly joined the meeting on Zoom.
63

64 Chair Clymer swore in Greg Thomas, the architect of the Project.
65

66 G. Thomas introduced the project – The applicants would like to fix a safety violation that the state
67 found in January 2023 by adding outdoor access to the basement, as well as additional exterior
68 improvements. He also stated that there is a long-standing violation on School Street where a
69 concrete block was erected that Black Cap uses for deliveries.
70

71 Chair Clymer stated that the HPC approved plans for the porch renovation.
72

73 G. Thomas stated that the stairs on the side of the building would not be touched, and that
74 screening would be added under them.
75

76 T. Hand asked if the door from the concrete block was operational.
77

78 G. Thomas stated the door was operational but could be locked and secured shut.
79

80 P. Gabel asked if they no longer used the side door for deliveries how they would get deliveries.
81

82 G. Thomas stated that the deliveries would go through the front of the café. He pointed out that
83 Black Cap was not the only business getting deliveries on School Street.
84

85 Chair Clymer asked if lumens per square foot had been limited.
86

87 G. Thomas stated that they had been by cutting back the number of light fixtures.
88

89 P. Roberts motioned to draft findings of fact and approve a conditional permit upon removal of
90 concrete block and lock the door.
91

92 M. Black seconded the motion.
93

94 T. Hand stated that there are variations on what can be done to the door and concrete, asked to
95 amend the motion requiring the concrete block and door not be used.

96
97 P. Roberts amended his motion to allow the concrete block to remain, but that it cannot, at any time,
98 be used as a loading dock.

99
100 Chair Clymer continued with the motion to close the hearing, it passed unanimously.
101

102 **Project #: 7289**

103 **Owner: Cork Seven LLC**

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

105 **Location: 3418 Mountain Rd**

106 **Project: Change of use to an outdoor recreation facility for the new Green Mtn Experience**
107 **private training hill. Project includes installation of a yurt. The outdoor recreation use will**
108 **be used in conjunction with the recently approved indoor recreation facility (Project #7039)**

109 **Zoning: UMR/RR2/MRC**

110
111 Chair Clymer swore in participants Noah Labow, Tyler Mumley, George Coultas, and Rich Jarrett.
112

113 This hearing was continued from January 2nd.

114
115 N. Labow introduced the changes that had been made to the project to fit what the board requested.
116 The project plans added parking in and showed the practice hill more accurately. The yurt and
117 porto-john are to be temporary.

118
119 Chair Clymer asked if there was any proposed cutting on the property.
120

121 N. Labow stated that there would be no more clearing than had already done on the land.
122

123 Chair Clymer asked what the proposed hours are and if the hill will be supervised.
124

125 N. Labow stated that the hill is for day use only and that it will always be supervised during use.
126 There is no plan for trash as he expects that with the limited use, trash can be carried off the
127 premises.

128
129 R. Jarrett expressed some concern with the trash, stating that kids make a lot of trash.
130

131 Chair Clymer asked if the yurt would come down when the permanent building is built and ready
132 for use. N. Labow replied that it probably would.
133

134 T. Hand stated that a time frame for the yurt and porto-john's use should be set.
135

136 T. Hand motioned to close the hearing and approve Project #7289 with the condition that the
137 temporary structures must come back for reapproval after a set time.
138

139 The motion was seconded by P. Gabel and passed unanimously.
140

141 **Project #: 7293**

142 **Owner: 109 Main LLC**

143 **Tax Parcel #: 7A-046.000**
144 **Location: 109 Main St**
145 **Project: Architectural and site changes including rooftop mechanicals and minor**
146 **architectural revisions**
147 **Zoning: VC10/SHOD**

148
149 Chair Clymer swore in participants Tyler Mumley, Chris Carey, and Graham Mink.

150
151 T. Mumley stated that there are were some minor architectural changes, and some added rooftop
152 and ground level mechanicals. Two of the large mechanicals on the roof do not need to be screened,
153 two mini splits that need to be lowered, two mini splits that need to be moved closer to the large
154 mechanicals. White plywood had been used to experiment with screening the mechanicals.

155
156 T. Hand asked if HPC had any input on the screenings.

157
158 C. Carey stated that the preferred screening is white with trim to make it fit more with the
159 buildings.

160
161 T. Mumley expressed that he thinks the screening draws more attention to the mechanicals than
162 without.

163
164 M. Black stated that the mechanicals were not part of the approved plan.

165
166 R. Morrison added that the code requires the mechanicals on the roof to be screened.

167
168 T. Mumley stated that the mechanicals at ground level will be screened with landscaping such as
169 bushes and trees.

170
171 C. Carey stated that the other changes being made to the building include a gas meter, handrails, gas
172 vents different from the originals, and there was a change in roofing materials.

173
174 P. Roberts motioned to support Project #7293 and close the hearing.

175
176 The motion was seconded by M. Black and was passed unanimously.

177
178 **Other Business:**

179
180 None.

181
182 **Approval of Minutes:**

183
184 A motion to approve the meeting minutes from January 16th, 2024, was made by M. Black. The
185 motion was seconded by P. Gabel and passed unanimously.

186
187 Respectfully Submitted,
188 Piper Van Kerkhove
189 Planning and Zoning Assistant