



**Town of Stowe
Development Review Board
Meeting Minutes – April 2nd, 2024**

A regular meeting of the Development Review Board was held on Tuesday, April 2nd, 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, Patricia Gabel, David Kelly, Mary Black, Peter Roberts, Tom Hand, Andrew Volansky

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 Drew Clymer called the meeting to order at approximately 5:01pm.

T. Hand made a motion to enter deliberative session. The motion was seconded by M. Black and passed unanimously. The board left the room and entered a deliberative session. The board re-entered the room. M. Black made a motion to exit the deliberative session. T. Hand seconded. The board exited deliberative session and began the public hearings.

Development Review Public Hearings

Project #: 7334

Owner: Ampersand Properties LLC Attn: Ken Biedermann

Tax Parcel #: 06-088.200

Location: Mountain Road /06-088.200

Project: Partial Review of General Layout & Meadowland Overlay District [§8.1(4)(2)]

Zoning: MRV

Chair Clymer swore in participant Ken Biedermann. The applicant is seeking partial review of the general layout under Section 8.1(4)(2).

K. Biedermann introduced the project. He described the property as a 10-acre parcel that was previously permitted for a similar development. 4.7 acres of the parcel is in the Meadowland Overlay District (MOD). To develop in the MOD, the regulations require a minimum of 1.5 acres of green space, the applicant is proposing to use portions of the river corridor to satisfy the green space requirement.

Chair Clymer stated that the purpose of the MOD is to ensure there is public access to land/green space.

K. Biedermann stated that the Stowe Rec path runs through the green space and faces the river.

A. Volansky stated that ground water in that area could be an encumbrance and that the water table should be measured.

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46 K. Biedermann described another portion of the land that he plans on leaving undeveloped or
47 potentially using for affordable housing.
48
49 T. hand asked if the applicant would consider making the property have more of an open view
50 across the MOD from Mountain Road.
51
52 K. Biedermann stated that the development would benefit the view from Mountain Road and soften
53 the appearance of the large neighboring building.
54
55 T. Hand stated that the proposed green space does not fit with what a village green is.
56
57 Following discussion, D. Kelly motioned to continue the hearing to May 21st. M. Black seconded the
58 motion; the motion passed unanimously.
59
60 With additional comments and questions, T. Hand motioned to reopen the hearing and discussion.
61
62 P. Gabel seconded the motion. The motion passed unanimously.
63
64 Chair Clymer explained that some of what was said during the testimony was not clearly shown on
65 the plans.
66
67 T. Hand suggested that the village green needs to be more publicly accessible, and that the applicant
68 consider a plan to create the village green area as a public space.
69
70 P. Gabel stated that the proposal should show how the plan complies with the village green
71 requirements of the MOD provisions.
72
73 P. Gabel motioned to continue the hearing to May 21st. M. Black seconded the motion. The motion
74 passed unanimously.
75
76 **Project #: 7308**
77 **Owner: Allison & David Kouba Vermont Trustees: David and Allison Kouba**
78 **Tax Parcel #: 11-114.050**
79 **Location: 202 Majestic Heights**
80 **Project: Construct a Single-Family Dwelling and Associated Improvements. Zoning:**
81 **RR5/RHOD**
82
83 Chair Clymer swore in participants Bill Moore and George McCain.
84
85 Chair Clymer began by explaining that he did not consider the provided viewshed analysis
86 sufficient.
87
88 A. Volansky stated that he had concerns with missing information including the grading, lack of
89 landscaping plans, and the driveway details.
90
91 B. Moore stated that he could only see the neighboring parcel, Lot 6, from one location on Edson Hill

92 Road.

93

94 Chair Clymer asked for the applicant to document that the site was not visible and to provide larger
95 photographs including views on to and arising from the property.

96

97 P. Roberts requested that a cross section showing the surrounding trees and slope be provided.

98

99 M. Black motioned to continue the hearing to May 21st.

100

101 P. Gabel seconded the motion; the motion passed unanimously.

102

103 **Project #: 7325**

104 **Owner: Stowe Country Club LLC**

105 **Tax Parcel # : 06-081.000**

106 **Location: 744 Cape Cod Rd**

107 **Project: Preliminary Review for 26-lot Subdivision/PUD including Club House, Recreational
108 Amenities, and Residential Uses.**

109 **Zoning: RR2/RR3**

110

111 Chair Clymer opened the hearing and explained that the Board would allocate two hours for
112 discussion and then continue the hearing to allow for additional review. Sam Gaines, Dave
113 Marshall, and Rob Apple introduced themselves as the applicants and presenters.

114

115 The Chair asked in-person and zoom attendees to identify themselves including their address and
116 whether they are seeking interested person status, if they are part of an homeowners association
117 (HOA) or an individual, and if they are being represented by an attorney. The following persons
118 were identified and spoke during the hearing:

119

120 1. Stoweflake Townhouse HOA (represented by Hal Stevens)

121 2. Meadows HOA(represented by Hal Stevens)

122 3. Baraw Enterprises (represented by Hal Stevens)

123 4. Stowe Club Highlands HOA (represented by Andrea Gellis)

124 5. Village Green HOA (represented by Stackpole & French)

125 6. Rob Levy(individual) (28 Perkins Lane)

126 7. Steve Edward(individual) (24 Stoweflake Meadows Loop) Cheryl Vince(individual) (96
127 Benjamin Trail)

128 8. Dominique Root(individual) 519 Sinclair Drive

129 9. Richard Kleiman (individual) (177 Country Club Loop)

130 10. Sevan Yekhpairian (individual) (0 Perkins Lane-Lot 28)

131 11. Leighton Detora (individual) (1174 Sinclair Road)

132 12. Leigh Mallory (individual) (Village Green -1003 Cape Cod Road)

133 13. Stu & Marion Baraw (individual) (96 Stoweflake Meadows)

134 14. Jordan Flyle (individual) (87 Summit Run)

135 15. Sheri Baraw (individual) 41 Stoweflake Meadows Ext.

136 16. Barbara Baraw (individual), 37 Stoweflake Meadows Ext.

137 17. Elizabeth Connely and Britney Aube / Stackpole & French

138

139 Chair Clymer swore in all participants. The above listed persons spoke during the hearing offering
140 various comments and questions regarding the project.

141
142 Sam Gaines began by introducing and describing the project. The project includes recreational,
143 residential, and open space components.
144
145 D. Marshall explained that the project would create large areas of open space with a PUD that
146 allows for smaller, reduced residential lot sizes. The smaller lots would be more tightly grouped in
147 the two proposed neighborhoods. He provided an overview of the project design, location, density,
148 etc.
149
150 On behalf of the Stoweflake Townhouse HOA (Charles Pineles-Mark) stated that he believes the
151 applicant has the incorrect location of the shared property lines on their plans.
152
153 D. Marshall agreed that the lines on the plans were incorrectly placed, but they have accurate
154 measurements. The lines shown on the satellite image map are not properly aligned, but they are
155 correctly measured.
156
157 D. Marshall stated that there are ten dwelling units proposed outside the sewer district, however
158 the soil is suitable for septic if they cannot change sewer service district boundaries to allow
159 connection.
160
161 D. Marshall explained that the North neighborhood will be lower density.
162
163 T. Hand stated that the plans for the developments are already requesting waivers and show no
164 room for change as they go through the building process.
165
166 P. Roberts asked the Applicant if given the vastness of their development plans, if they would be
167 willing to commit that the rest of the golf course would remain undeveloped in the future.
168
169 D. Marshall presented the street views that illustrate existing conditions and drawings of the
170 planned design.
171
172 Members discussed the landscaping and screening. T. Hand suggested that the trees in the design
173 perspectives could be shown as mature, however, to make sure that the quantity was accurate as
174 well.
175
176 Members reviewed the dimensional requirements including the requested waivers. The Applicant
177 is requesting modifications to reduce the lot area, typical setbacks, and a waiver of the double
178 perimeter setback requirements. Members began reviewing the standards for the double setback
179 waiver. The regulations require that an Applicant demonstrate compliance with all the criterion
180 and the DRB make specific findings. Members discussed the elements of the criterion and asked
181 questions of the applicant.
182
183 Following two hours of discussion and the presentation of testimony and evidence, T. Hand
184 motioned to continue the meeting to the time and date certain of June 4, 2024.
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186 M. Black seconded the motion; the motion passed unanimously.
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188 **Other Business:**
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190 None.

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Approval of Minutes:

D. Kelly motioned to approve the meeting minutes from March 5th, 2024.

P. Gabel seconded the motion. The motion passed unanimously.

M. Black motioned to adjourn the meeting.

D. Kelly seconded the motion. The meeting adjourned.

Respectfully Submitted,
Piper Van Kerkhove
Planning and Zoning Assistant