



**Town of Stowe
Development Review Board
Meeting Minutes – May 7th, 2024**

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A regular meeting of the Development Review Board was held on Tuesday, May 7th, 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, Andrew Volansky

Staff Present: 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 #: 7210

Owner: Donald Barker Miller Revoc Trust & Susan Hazellet Miller Revoc Trust

Tax Parcel #: 11-207.000

Location: 298 Houston Farm Rd

Project: Setback Waiver for Residential Addition in Side Yard Setback

Zoning: RR2

Chair Clymer swore in participants Killian Bartolo, Heidi Miller, and Clay Thomas.

J. Bartolo introduced the project and explained why a waiver was needed for the proposed addition to the house. She stated that the north side of the home was the only valid option for where the addition could be located.

Chair Clymer asked C. Thomas if he had any opening comments.

C. Thomas stated that his clients are concerned about plans involving vegetation, the clearing of trees, and that they believe there is a discrepancy with the surveying that the applicant is using. The survey was not yet finalized, but the discrepancy could be up to two feet.

J. Bartolo responded the applicant had the property surveyed by Little River Survey, but they had not yet seen the new survey C. Thomas is referencing.

Chair Clymer stated that the applicant is requesting a setback waiver, and under the regulations the proposal shall not exceed twenty percent of the dimensional requirement(s).

J. Bartolo stated that the setbacks are thirty feet, and they are requesting the setback be reduced to

43 twenty-six feet.

44

45 Chair Clymer asked if there was any clearing proposed.

46

47 J. Bartolo stated that there are two trees that they think will need to be cleared.

48

49 T. Hand asked if the four feet that the applicant is requesting was accounting for the roof overhang.

50

51 J. Bartolo stated that it was measured from the roof overhang.

52

53 M. Black stated with the potential of a two-foot discrepancy that the proposed addition would still
54 be within twenty percent of the setbacks.

55

56 C. Thomas stated that his client believes that one of the two trees is located on his property.

57

58 The applicants argued that the tree was on their property and showed photographs of the location.

59

60 Following submission of testimony and evidence, T. Hand motioned to close the hearing and direct
61 the Zoning Administrator to draft findings of fact in support of application #7210.

62

63 P. Roberts seconded the motion; the motion passed unanimously.

64 **Project #: 7343**

65 **Owner: Monica Wood**

66 **Tax Parcel #: 16-005.120**

67 **Location: 452 Sterling Woods Rd**

68 **Project: Lot Line Adjustment with Lots 12 & 13**

69 **Zoning: RR5**

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71 Andrew Volansky recused himself.

72

73 Chair Clymer swore in Tyler Mumley.

74

75 T. Mumley introduced the project. He stated that they are requesting a lot line adjustment between
76 lots 12 and 13. Following the adjustment, Lot 12 would result in approximately eight acres and Lot
77 13 would result in just over five acres.

78

79 T. Mumley stated that a new building on Lot 13 could connect to the subdivision's wastewater
80 system.

81

82 T. Mumley stated that while the shape of the parcel is irregular, the lots cannot be subdivided
83 further so the shape will have very minimal impact on the surrounding area.

84

85 D. Kelly made a motion to approve the application as presented.

86

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

88 **Project #: 7353**
89 **Owner: Alain Youkel**
90 **Tax Parcel #: 08-033.160**
91 **Location: 960 Taber Ridge Rd**
92 **Project: Construct Addition to Existing Single-Family Dwelling in RHOD**
93 **Zoning: RR5/RHOD**

94
95 Chair Clymer swore in Michelle Young and Alain Youkel.

96
97 M. Young introduced the project. She explained the proposed addition would serve as an art studio
98 and bedroom suite, and it would match the architectural design of the existing house.

99
100 M. Young stated that the house is not visible from the three vantage points shown in the application.

101
102 Chair Clymer asked how the addition would impact peak stormwater.

103
104 A. Youkel stated that they feel the runoff will not be impacted because of the vegetation, and a ditch
105 at the bottom of the hill.

106 T. Hand motioned to have the Zoning Administrator draft findings of fact in support of project 7353.

107
108 M. Black seconded the motion; the motion passed unanimously.

109
110

111 **Project #: 7348**
112 **Owner: Marjorie & Gregory Kehr**
113 **Tax Parcel #: 07-104.020**
114 **Location: Werner Road**
115 **Project: Construct Single-Family Dwelling in RHOD**
116 **Zoning: RR5/RR2/RHOD**

117
118 Chair Clymer swore in Jeffrey Kershner, Greg Kehr, and Marjorie Kehr.

119
120 J. Kershner introduced the project and explained the lot has pre-approved clearing limits,
121 and existing water and wastewater.

122
123 T. Hand stated that the height of the house would have to be looked at more closely
124 because the height measurement should be taken from grade.

125
126 Chair Clymer stated that the proposed height of the house, 27 ¼ feet, is very close to the
127 limit of 28 feet and will need to be certified by an engineer after it is completed.

128
129 Chair Clymer stated that the property lies in a high priority block for wildlife.

130
131 J. Kershner stated that the subdivision created the fragmentation of the wildlife block. They
132 are seeking to construct a house on one of the previously approved lots. He explained that
133 the house would be on the very edge of the habitat block in question.

134

135 J. Kershner stated that the house will not be visible from external locations with the
136 clearing limits and existing tall trees.

137
138 A. Volansky expressed some apprehension with the height of the house and the retaining
139 wall.

140
141 T. Hand motioned for the Zoning Administrator to draft findings of fact in support of
142 project 7348.

143
144 M. Black seconded the motion. Chair Clymer, D. Kelly, P. Gabel, P. Roberts voted in favor of
145 the project, A. Volansky voted against.

146

147

148 **Other Business:**

149

150 None.

151

152 **Approval of Minutes:**

153

154 A motion to approve the meeting minutes from April 16th, 2024, was made by Chair Clymer. The
155 motion was seconded by M. Black and passed unanimously.

156

157 At 7:00pm the meeting was adjourned.

158

159 Respectfully Submitted,

160 Piper Van Kerkhove

161 Planning and Zoning Assistant