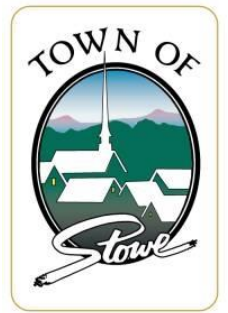


Town of Stowe
Development Review Board
Meeting Minutes – June 4th, 2024

Development Review Board
Drew Clymer, Chair
Christopher Walton
David Kelly
Thomas Hand
Peter Roberts
Mary Black
Patricia Gabel



1 A regular meeting of the Development Review Board was held on Tuesday, June 4th, 2024,
2 starting at approximately 5:00 pm. The meeting was held at the Stowe Town Office with
3 remote participation using the “Zoom” application.

4 **Members Present:** Drew Clymer, Tom Hand, Mary Black, Patricia Gabel, Peter Roberts, David Kelly,
5 Andrew Volansky

6 **Staff Present:** Ryan Morrison - Deputy Zoning Administrator, Sarah McShane – Director of Planning

7 **Others Present in Person:** [See sign-in attendance sheet]

8 Meeting Chair Clymer called the meeting to order at approximately 5:00pm.

9 The board approved the agenda for the meeting.

10 **Development Review Public Hearings**

11 **Project #: 7374**

12 **Owner: JDVT LLC**

13 **Tax Parcel #: 06-088.000**

14 **Location: 1652 Mountain Rd**

15 **Project: On-Site Food Truck and Temporary Structure**

16 **Zoning: MRV**

17 Chair Clymer swore in Applicant Josh Wolfgang.

18 Josh Wolfgang introduced the project. He explained that he is requesting approval to host a
19 temporary food truck within the open yard space at 1652 Mountain Road. The proposed food truck
20 will serve ice cream and related food items during the summer months. Regular business hours are
21 from 8:00 AM to 8:00 PM during weekdays and 8:00 AM-10:00 PM on weekends. Following
22 discussion, T. Hand motioned for the Zoning Administrator to draft findings of fact in favor of
23 Project 7374. P. Gabel seconded the motion; the motion passed unanimously. The DRB will render
24 a written decision within 45 days.

25 **Project #: 7364**

26 **Owner: Dutch Realty Holdings LLP**

27 **Tax Parcel #: 06-089.000**

28 **Location: 1613 Mountain Rd**

29 **Project: Demolish Existing East and West Lodge Buildings, Replace with 2-Story Lodging
30 Structures, Expand Building Footprint, Reconfigure Parking**

31 **Zoning: MRV**

32 Chair Clymer swore in participants John Grenier (Engineer) of Grenier Engineering, PC, Kelley
33 DesRoches (Architect) of Wiemann Lamphere Architects, Mark & Rachel Vandenburg, and Michael
34 Diender.

35 John Grenier introduced the project, stating that it is a rebuild and renovation of the existing
36 lodging facilities. He explained they have 29 new lodging units planned, totaling 68 units- existing

47 and proposed. The existing parking lot will be reconfigured and expanded; the building footprint
48 will remain mostly the same.

49
50 Architect Kelly DesRoches stated that the existing lobby is proposed to be expanded to fit a multi-
51 purpose area, the new two-story wings will be lower than the existing Stowe Bowl to create a
52 building hierarchy.

53
54 Chair Clymer asked the applicants to describe the parking.

55
56 John Grenier stated that the existing parking area on the West side will remain as-is with some
57 parking located at the end for extra capacity. He explained that the East side parking area would be
58 reconfigured with a large island and peninsulas, as well as added vegetation and landscaping.

59
60 T. Hand asked how the entrance to the Stowe Bowl was being improved.

61
62 Kelly DesRoches stated that the existing entrance will remain with some minor changes to
63 encourage the use of the main entrance.

64
65 T. Hand asked for the applicants to speak on the design and character of the buildings.

66
67 Kelly DesRoches stated that that the proposed additions will coordinate with the existing colors and
68 finishes on the building. She stated that there would be wood slat screening to provide privacy.

69
70 John Grenier stated that the positioning of the property does not prevent neighbors from using
71 solar or other renewables as energy sources.

72
73 T. Hand asked if the four parking spots in front of the building were going to cause circulation
74 issues.

75
76 John Grenier stated that a drop off area for a hotel is normal, and that it helps to quickly unload cars
77 and drop off people with accessibility issues close to the entrance. He stated that they did firetruck
78 movements and did not identify any issues.

79
80 Kelly DesRoches stated that most of the existing landscaping will remain. Additionally, there will
81 be some infill landscaping and screening of the parking lot.

82
83 John Grenier stated that they will use a bio retention system to collect stormwater that will then be
84 filtered and discharged to the West Branch.

85
86 Kelly DesRoches stated that the outdoor lighting plan is similar to what exists today, with a dim side
87 and a bright side for safety. She acknowledged comments on two of the fixtures stating that one is
88 mounted on a ceiling so it will not omit light above 90 degrees, the other fixture could be changed
89 though it functions the same as a dark sky compliant light.

90
91 M. Black inquired whether the regulations state lights must be dark sky compliant. Staff McShane
92 answered that the regulations require that outdoor light fixtures either carry the dark sky seal of
93 approval or be documented to meet the standards in Section 4.8.

94
95
96 Chair Clymer stated that there is no development proposed in the floodplain district or in the fluvial

97 erosion hazard district.

98

99 Chair Clymer swore in Jim Morgan, 36 Lindhaus Road as an adjoining landowner.

100

101 Mr. Morgan stated that he would like to see additional landscaping added on the riverside of the
102 project to reduce impacts from his property and views of the proposed building additions and
103 outdoor lighting.

104

105 John Grenier stated that there is landscaping proposed in the riparian buffer as shown on the
106 landscaping plan. The plantings are also intended to shade the screen.

107

108 D. Kelly motioned to close the hearing.

109

110 M. Black seconded the motion; the motion passed unanimously. The DRB will render a written
111 decision within 45 days.

112

113

114 **Project #: 7283 (cont. from 4/16)**

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

116 **Tax Parcel #: 11-029.010**

117 **Location: 0 Spring Trail Road**

118 **Project: Request Approval for Pre-Development Clearing and Construction of a Driveway;**

119 **Property is in RHOD.**

120 **Zoning: RR5**

121

122 The applicant submitted a letter requesting a continuance.

123

124 M. Black motioned to continue the hearing to September 3rd.

125

126 The motion was seconded by A. Volansky; the motion passed unanimously.

127

128 **Project #: 7325 (cont. from 4/2)**

129 **Owner: Stowe Country Club LLC c/o Stowe Mountain Lodge**

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

131 **Location: 744 Cape Cod Rd**

132 **Project: Preliminary Review for 26-Lot Subdivision/PUD Including Club House, Recreational
133 Amenities, and Residential Uses.**

134 **Zoning: RR2/RR3**

135

136 Chair Clymer swore in meeting participants. Participants included: Sam Gaines/Applicant; Dave
137 Marshall/Applicant; Sherri Baraw Smith (Baraw Enterprises LLC represented by Hal Stevens);
138 Charles Pineles-Mark (24 Stoweflake Meadows/ representing Stowe Town House HOA); Debra
139 Reiser (representing herself); Brittney Aube (Stackpole & French Attorneys- representing Village
140 Green HOA); Leighton Detora (Architectural Review Committee Stowe Club Highlands); Steven
141 Edwards (represented by Stowe Town House HOA and Charles Pineles-Mark); and Andrea Gellis
142 (representing Stowe Club Highlands HOA).

143

144 S. McShane explained that she drafted a proposed a procedural order for Project 7325 hearing for
145 the DRB to consider.

146

147 At 6:11 pm, T. Hand motioned for the board to go into a deliberative session.
148
149 M. Black seconded the motion; the motion passed unanimously. The DRB left the room and entered
150 deliberative session.
151
152 At 6:25 p.m. A. Volansky motioned for the board to exit deliberative session.
153
154 M. Back seconded the motion; the motion passed unanimously.
155
156 Chair Clymer stated that the board adopted the procedural order and schedule proposed by staff S.
157 McShane.
158
159 Chair Clymer stated that the primary concern of the meeting on June 4th was to review the changes
160 made to the plans since the previous meeting.
161
162 Chair Clymer swore in meeting participants and asked for opening remarks/questions.
163
164 Leighton Detora inquired about the common boundary between the Stow Club Highlands and the
165 project.
166
167 Brittney Aube inquired about the use of the clubhouse and requested additional information.
168
169 Charles Pineles-Mark inquired about the requested setback waiver.
170 Sam Gaines introduced the two primary objectives of their recent changes- one being create a more
171 suitable buffer between the development and the neighbors, the second being increasing the
172 setback to reduce the waiver they are requesting. The Applicant's attorney Chris Roy was on zoom
173 but did not speak.
174
175 Sam Gaines also stated that the walking path was removed from the plan and some interior
176 roadways were eliminated- the neighborhood was reconfigured and number of units reduced.
177
178 Chair Clymer stated that he would like to see drawings that show where the double setback lines on
179 the property are compared to the requested single setbacks.
180
181 D. Marshall stated that he would review the new plan package and describe how it has been
182 amended from the plans presented in the previous meeting.
183
184 D. Marshall stated that at the southern edge of the property the existing berm would be expanded
185 and used as a physical and visual barrier. D.Marshall reviewed the plan set and individual drawings
186 within.
187
188 Chair Clymer stated that the renderings of the landscaping should be more accurate to how the
189 development will look immediately after being completed/construction.
190
191 T. Hand stated that there are some serious concerns written in the town engineer comments, that
192 need to be addressed.
193
194 M. Black motioned to amend the procedural order to address the comments from the town engineer
195 and the source protection area. A. Volansky seconded the motion; the motion passed unanimously.
196 Staff will make the necessary adjustments.

197
198 T. Hand asked the Applicant if they were planning on submitting actual architectural drawings; he
199 stated that it would be helpful to understand the different building types. Sam Gaines explained
200 that they were not planning on submitting final architectural plans during the preliminary
201 application process.

202
203 T. Hand motioned to continue the hearing to the time and date certain of July 16th.

204
205 P. Roberts seconded the motion; the motion passed unanimously. The hearing will be continued on
206 July 16th.

207

208

209 **Other Business:**

210

211 None.

212

213 **Approval of Minutes:**

214

215 M. Black motioned to approve the meeting minutes from May 21st, 2024.

216

217 A. Volansky seconded the motion; the motion passed 6-0-1 with P. Roberts abstaining.

218

219 The DRB delayed the election of officers until the next meeting.

220

221 At 8:00pm the meeting was adjourned.

222

223 Respectfully Submitted,

224 Piper Van Kerkhove

225 Planning and Zoning Assistant