



**Town of Stowe  
Development Review Board  
Meeting Minutes – June 18<sup>th</sup>, 2024**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44

A regular meeting of the Development Review Board was held on Tuesday, June 18<sup>th</sup>, 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, Peter Roberts, Mary Black, David Kelly, Lynn Altadonna, Tom Hand, Patricia Gabel

**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 5:01pm.

The Board approved the agenda for the meeting.

**Development Review Public Hearings**

**Project #: 7308 (Cont. from 5/21)**

**Owner: Allison & David Kouba Vermont Trustees: David and Allison Kouba**

**Tax Parcel #: 11-114.050**

**Location: 202 Majestic Heights**

**Project: New Single-Family Dwelling in RHOD**

**Zoning: RR5/RHOD**

The DRB conducted a site visit at 4:00pm prior to the meeting.

Chair Clymer swore in participants Bill Moore and George McCain.

G. McCain introduced the project and changes made to the project since the previous meeting. He described the revised building envelope and stated they were no longer proposing a 30/70 clearing limit area in front of the dwelling. He stated that the revised plans showed trees that would be protected throughout the construction. Chair Clymer asked if there was any proposed clearing for the drilled well. G. McCain stated that the well location had been previously cleared. P. Roberts asked if the sediment basin for the subdivision had been completed. G. McCain stated that it had not been finished, but that there is added separate stormwater management for the property.

Following submission of evidence and testimony, T. Hand motioned to close the hearing. M. Black seconded the motion; the motion passed unanimously with Drew Clymer, Peter Roberts, Mary Black, David Kelly, Lynn Altadonna, and Tom Hand participating.

**Project #: 7380**

**Owner: Shaw Hill Farm LLC**

**Tax Parcel #: 06-176.020**

**Location: 934 Shaw Hill Rd**

**Project: Construct Single-Family Dwelling in RHOD**

45 **Zoning: RR5/RHOD**

46

47 Chair Clymer swore in participants Ted Looney, Lindsay Looney, and Walt Looney.

48

49 [P. Gabel arrived late to the meeting, participating in the last two hearings.]

50

51 T. Looney introduced the project stating that they would like to construct a single-family dwelling  
52 on a lot owned by Walt Looney, and that the project involves minimal clearing and impacts.

53

54 T. Looney stated that the lot is not visible as it sits on a flat area behind a ridge, and that there is an  
55 existing driveway to a lower property that they will construct their driveway off from.

56

57 L. Altadonna asked if the driveway had a place for emergency vehicles to turn around.

58

59 T. Looney stated that there was enough space on the existing driveway.

60

61 Chair Clymer requested a letter from the fire chief stating the driveway is accessible to emergency  
62 vehicles.

63

64 T. Hand stated that there were two different parking plans that had been submitted. He asked that  
65 the plans be corrected to have one accurate plan.

66

67 Chair Clymer asked that the applicant provide a letter from the fire department regarding the  
68 driveway, to confirm the forest management complies with the State, and testimony from an  
69 engineer that the required storm water measures will be met.

70

71 M. Black motioned to continue the hearing to July 16<sup>th</sup>. D. Kelly seconded the motion; the motion  
72 passed unanimously. T. Hand exited the meeting and did not participate in the final hearing.

73

73 **Project #: 7370**

74 **Owner: Juniper Creek LLC**

75 **Tax Parcel #: 10-226.000**

76 **Location: 1801 Pucker St**

77 **Project: Construct a Coffee Roastery Building with Associated Parking and Onsite Services**

78 **Zoning: RR2**

79

80 Chair Clymer swore in participants Tyler Mumley, Amy Sanders, Arturo Venegas, and Dali Venegas.

81

82 T. Mumley stated that they had new plans for the board to replace the plans provided in the packet.

83

84 M. Black motioned for the board to enter a deliberative session. P. Roberts seconded the motion.  
85 The motion passed. The board then exited deliberative session.

86

87 Chair Clymer stated that the applicant could either withdraw the application or continue the  
88 hearing to August 20<sup>th</sup> to give the board the time necessary to review the new plans.

89

90 T. Mumley asked to have the opportunity to introduce the plans. Chair Clymer stated that there  
91 were three issues with the application, the previous use had been discontinued for more than a

92 year, they already used the 50% expansion of a non-conforming property, and that they are  
93 requesting a change of use to a use that is not allowed in the zoning district.

94

95 T. Mumley explained that the coffee roastery is the best use of the land as it is not fit for a  
96 residential building. He asked that the DRB appreciate that they are trying to make the best use of  
97 land that has no other options.

98

99 A. Sanders stated that her plans for the property were very thoughtful and deliberate, and asked  
100 that the board consider them.

101

102 M. Black motioned to continue the hearing to August 20<sup>th</sup>. P. Gabel seconded the motion; the  
103 motion passed unanimously.

104

105 **Other Business:**

106

107 None.

108

109 **Approval of Minutes:**

110

111 D. Kelly motioned to approve the meeting minutes from June 4<sup>th</sup>, 2024.

112

113 M. Black seconded the motion; the motion passed unanimously.

114

115 At 6:40pm the meeting was adjourned.

116

117 Respectfully Submitted,

118 Piper Van Kerkhove

119 Planning and Zoning Assistant