



**Town of Stowe
Development Review Board
Meeting Minutes – March 19th, 2024**

A regular meeting of the Development Review Board was held on Tuesday, March 19th, 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, 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 Clymer called the meeting to order at approximately 5:01pm.

Development Review Public Hearings

Project #: 7318

Owner: LC1 Owner Stowe VT LLC

Tax Parcel #: 7A-101.000

Location: 89 Golden Eagle Dr

Project: Final Review- Two Lot Subdivision

Zoning: VC30

Chair Clymer swore in participant Chris Austin of Grenier Engineering

C. Austin introduced the project, a 2-lot subdivision of an existing property. Last year they created a ±15.3 acre resort lot and subdivided the historic house lot. Now they are proposing to create a one-acre lot around the white farm house called Lot B. The proposed lot meets all the zoning requirements.

Chair Clymer asked if the density of the resort lot would change.

C. Austin stated that the potential density would be reduced, but there is still plenty of density available.

A. Volansky asked what the red line going through the house was. C. Austin responded that there is the setback line and a wetland buffer line going through the existing dwelling on Lot B. The dwelling pre-dates zoning and wetland regulations and is considered legally existing, non-conforming.

Following submission of testimony and evidence, A. Volansky motioned to approve the project.

M. Black seconded the motion. The motion passed unanimously.

Project #: 7320

44 **Owner: Kanitha Burns & Patrick Pastella**
45 **Tax Parcel #: 01-014.010**
46 **Location: 0 Pinnacle Meadow Rd**
47 **Project: Construct Single Family Dwelling in RHOD**
48 **Zoning: RR5/RHOD**

49
50 Chair Clymer swore in participants Tyler Mumley, Patrick Pastella, and Greg Dalfonzo.

51
52 T. Mumley introduced the project stating that they would like to build a new house on a previously
53 approved lot that contains a previously cleared area. The lot already has an available wastewater
54 system.

55
56 P. Gabel asked when the property was cleared.

57
58 P. Pastella stated it was cleared some twenty years ago.

59
60 M. Black stated that the subdivision was approved in 1999.

61
62 Chair Clymer asked the applicants to walk the board through the view analysis.

63
64 T. Mumley stated that they investigated three vantage points and determined that the house would
65 not be visible from any of the investigated vantage points. He explained that trees to remain will
66 help block the view and the dwelling will also be tucked into the hill.

67
68 P. Gabel stated that the view already looked to be panoramic without additional trees cleared.

69
70 T. Mumley stated that in the summer the view would be blocked by the leaves of trees.

71
72 T. Mumley described the stormwater management plan that included a catch basin behind the
73 house, he explained stormwater will sheet flow down the front.

74
75 Chair Clymer asked what would be done for grading of the hill.

76
77 T. Mumley stated that the house would be cut into the side of the hill on the uphill side and fill on
78 the downhill. He stated that there are slopes, but he does not consider them unmanageable. He
79 explained there is no wildlife analysis, but the parcel was already previously approved and there
80 will still be untouched forest.

81
82 Chair Clymer asked what the area of the proposed clearing is.

83
84 T. Mumley estimated $\frac{1}{2}$ to $\frac{3}{4}$ acres and the existing cleared areas is about 2.5 acres.

85
86 G. Dalfonzo described the architectural components of the house. He explained they will use black
87 siding on the house which allows it to blend well into the trees. Some of the upper windows will be
88 partly shaded with grating that also reduces glare.

89
90 P. Roberts asked if the grass slopes would be manicured lawns or meadows.

91
92 P. Pastella stated that the Northwest slope would be meadow and the East will be manicured.
93
94 Chair Clymer stated that the DRB should consider the pre-existing clearing the same way it would
95 review new or proposed clearing since the exact date of the clearing was not known.
96
97 Following submission of testimony and evidence, M. Black motioned to direct the zoning
98 administrator to draft findings of fact in support of the project and to close the hearing.
99
100 D. Kelly seconded the motion. The motion passed unanimously.

101
102 **Other Business:**

103
104 None.

105
106 **Approval of Minutes:**

107
108 D. Kelly motioned to approve the meeting minutes from March 5th, 2024.

109
110 P. Gabel seconded the motion. The motion passed unanimously.

111
112 M. Black motioned to adjourn the meeting.

113
114 D. Kelly seconded the motion. The meeting adjourned.

115
116 Respectfully Submitted,
117 Piper Van Kerkhove
118 Planning and Zoning Assistant