



**Town of Stowe  
Development Review Board  
Meeting Minutes – March 5<sup>th</sup>, 2024**

A regular meeting of the Development Review Board was held on Tuesday, March 5<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, Tom Hand, Patricia Gabel, David Kelly, Michael Diender (on Zoom)

**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 #: 7283 (Cont. from 1/16/24 & 2/20/24)**

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

**Tax Parcel #: 11-029.010**

**Location: 0 Spring Trail Road**

**Project: Request approval for pre-development clearing and construction of a driveway**

**Zoning: RR5/RHOD**

S. McShane stated that the applicants requested a continuance.

D. Kelly motioned to continue the hearing to April 16<sup>th</sup>.

The motion was seconded by P. Gabel, passed unanimously.

**Project #: 7117 (cont. from 1/16/24)**

**Owner: Andrew Mcneill & Todd Bludworth**

**Tax Parcel #: 07-083.000**

**Location: 416 Nine Hearths Dr**

**Project: Final subdivision review of a 7-lot subdivision**

**Zoning: RR2**

Chair Clymer swore in participants John Pitrowski, Tom Wawrzeniak, and Andrew McNeill.

J. Pitrowski introduced the subdivision that would create 6 lots to build on and a 7<sup>th</sup> open space lot. The road is already in place as are the utilities. Turn-offs and turn-arounds were formally added to the plan. An extensive landscaping plan was added, all wetlands are completely avoided, and some of the houses are visible from the public domain but will have tall trees grown to screen that.

A. McNeill stated that the size of the house footprint was limited to 3,000 sq/ft, the garage is limited to 3-car, and rooves must be non-reflective.

46 T. Hand asked if there had been any major changes made to the plan.  
47  
48 T. Wawrzaniak stated that the clearing limits got a little larger to accommodate a front yard or  
49 backyard and retainment walls.  
50  
51 J. Pitrowski added that the walking trail was moved a little too. The building lots were also more  
52 defined to be restrictive to avoid wetlands and keep a lot of trees.  
53  
54 P. Gabel asked if there was anything stopping owners from cutting down the trees that they planted.  
55  
56 J. Pitrowski answered that there was not.  
57  
58 Chair Clymer stated that trees could be a condition for the permit.  
59  
60 T. Wawrzaniak described the profiles that were made with pictures of the area from West Hill Road.  
61 Some of the lots are more visible, such as Lot 2, which was previously cleared. He showed where  
62 some trees would break up the view of houses.  
63  
64 Chair Clymer pointed out that there are some very steep contours on some of the lots.  
65  
66 J. Pitrowski described how the houses would manage the grading on the lots.  
67  
68 Chair Clymer stated that Lot 3 was very visible.  
69  
70 J. Pitrowski stated that there would be a lot of trees grown to block the lot.  
71  
72 A. McNeill stated that they could add an addendum to the HOA to require a landscaping plan.  
73  
74 T. Wawrzaniak stated that lots 4,5,6 have firetruck turn arounds.  
75  
76 J. Pitrowski stated that the fire hydrant is a municipal hydrant and will stay flooded.  
77  
78 J. Pitrowski stated that there will be mechanisms in the covenants to reign in bad behavior. A.  
79 McNeill added that by signing onto the HOA the homeowners are agreeing to the terms.  
80  
81 Chair Clymer asked what would happen when the HOA is governed by the homeowners.  
82  
83 D. Kelly asked if there were any statements prohibiting the removal of trees.  
84  
85 P. Gabel pointed out a typo in section 10 where the wordage should be "shall not" not "shall".  
86  
87 J. Pitrowski agreed that there was a typo.  
88  
89 Chair Clymer stated that the homeowners will eventually be able to change what is required in the  
90 HOA, and that he would like to see certain elements deemed not amendable.  
91  
92 J. Pitrowski stated that there is a 2.3 acre lot designated as open space, the specified building  
93 envelopes create open space by restricting where there can be development.

94  
95 T. Hand asked S. McShane if open space must be its own parcel.  
96  
97 S. McShane answered that it does not, but open space must be defined.  
98  
99 Chair Clymer asked if the road would be private.  
100  
101 J. Pitrowski replied yes.  
102  
103 Chair Clymer asked if it would be a class 3 road.  
104  
105 J. Pitrowski replied yes.  
106  
107 J. Pitrowski described their stormwater management plan, including that there is a stormwater  
108 management pond, and that Lot 7 would act as a store for runoff in peak storm conditions.  
109  
110 T. Hand stated that the storm water detention pond could be more clearly stated and labeled.  
111  
112 Chair Clymer asked the board if they had enough information and asked the applicant if they felt  
113 comfortable moving forward with a five-person board.  
114  
115 J. Pitrowski stated he was ok moving forward, as did A. McNeill.  
116  
117 T. Hand motioned to close the hearing and deliberate.  
118  
119 P. Gabel seconded the motion and it passed unanimously.  
120  
121 **Project #: 7311**  
122 **Owner: Kurt Hudson & Kristin Hudson**  
123 **Tax Parcel #: 15-042.690**  
124 **Location: 0 Thomas Pasture Ln**  
125 **Project: Construct a single-family dwelling in RHOD**  
126 **Zoning: RR5/RHOD**  
127  
128 Chair Clymer swore in participants John Grenier, Kurt Hudson, Kristin Hudson, Marisa Perkins, and  
129 Tim Baker.  
130  
131 J. Grenier introduced Project #7311 stating, they received a state wastewater permit for the septic  
132 leach field, that the clearing for the property had been defined, that the home can only be seen from  
133 Robinson Spring Road and will be screened by trees around the property.  
134  
135 T. Hand asked if they had gone through local association review yet.  
136  
137 J. Grenier stated that they were in the review process at that time.  
138  
139 Chair Clymer stated that the property would follow RR-3 setbacks.  
140

141 J. Pitrowski stated that the house will comply with setbacks and is 20 feet in height. The house is  
142 located on a shelf in the land, so it cannot be seen from the public right of way.

143  
144 Chair Clymer asked for a walk through of the clearing on the property.

145  
146 J. Pitrowski stated that there would be clearing for the house on a knoll, South West on the property  
147 for a pool and patio, clearing for the leach field, a diversion swale, and then the minimum clearing  
148 for other features on the property. There is a landscaping plan, and trees would be used to screen  
149 the building from neighbors.

150  
151 T. Hand pointed out that the swale doesn't pick up the runoff from the full house.

152  
153 J. Pitrowski stated that there would also be gutters on the house to collect water. There is a small  
154 stream that he said was given a 50-foot buffer.

155  
156 M. Perkins stated that her biggest concern is the potential of runoff as she lives downhill of the  
157 house.

158  
159 T. Hand asked if the driveway would leave some of the existing trees in the middle.

160  
161 J. Pitrowski stated they hope that some of the existing trees will remain, and that some new  
162 vegetation will be planted.

163  
164 T. Hand motioned in favor of the project under the condition that all the lights are shown to be  
165 dark-sky compliant, and that there would be a silt retaining fence.

166  
167 M. Diender seconded the motion and it passed unanimously.

168  
169 **Project #: 7314**  
170 **Owner: Stowe Country Homes**  
171 **Tax Parcel #: 07-150.000**  
172 **Location: 541 South Main St**  
173 **Project: Construct a second floor above the laundry room addition**  
174 **Zoning: LVC**

175  
176 Chair Clymer swore in Alan Guazzoni and Alison Karosis to begin the hearing.

177  
178 Alan Guazzoni stated that this project is an addendum to Project #7182. It is an addition that will be  
179 a laundry room, and they would like to add a second floor that would be mechanical storage with a  
180 gabled roof. This would require no additional parking or water use.

181  
182 Chair Clymer asked if the deck that was shown on their plans will be part of their permit.

183  
184 After some discussion, A. Karosis stated that the deck is part of their project.

185  
186 T. Hand asked if they knew how many lumens the site was at with the new light on the addition.

187  
188 A. Guazzoni stated they did not calculate the total lumens.

189  
190 T. Hand motioned to close the hearing and asked the applicant to add total lumens to their plan.

191  
192 P. Gabel seconded the motion and it passed unanimously.  
193

194  
195 **Other Business:**

196  
197 None.

198  
199 **Approval of Minutes:**

200  
201 D. Kelly motioned to approve the meeting minutes from February 20<sup>th</sup>, 2024.

202  
203 T. Hand seconded the motion, and it passed unanimously.

204  
205 T. Hand motioned to adjourn the meeting at 7:13pm.

206  
207 M. Diender seconded the motion.

208  
209 Respectfully Submitted,  
210 Piper Van Kerkhove  
211 Planning and Zoning Assistant