

Agenda Summary
January 10, 2024

Agenda Item No. C-1
Other Business – Manager’s Report

DRB Abutter Notices: Enclosed are Stowe Development Review Board abutter notices for the following:

0 Spring Trail Road: Request Approval for Pre-Development Clearing and Construction of a Driveway; Property is in the ridgeline overlay district.

ANR Waste Reduction Plan: Enclosed is a notice from the Agency of Natural Resources Solace Waste Management Program indicating they have found the WH Stowe LLC project located at 876 Mountain Road, Stowe VT to be consistent with the Agency’s efforts to reduce waste production during construction projects.

Recommendation: No action is necessary. This time is set aside to ask questions of a general nature and for the public to be heard on any issue not on the regular agenda that does not require Selectboard action and is of a non-personnel nature.

Enclosed for your information:
Stowe Electric Commission Minutes - 11/29/2023



**Town of Stowe
Development Review Board
Notice of Public Hearing**

Hearing Date: 1/16/2024

Property Owner: JEFFREY & ANNE MITCHELL REVOK TRUSTS TRUSTEES:
JEFFREY & ANNE MITCHELL

Applicant/Contact: GRENIER ENGINEERING CHRIS AUSTIN

Request: REQUEST APPROVAL FOR PRE-DEVELOPMENT CLEARING
AND CONSTRUCTION OF A DRIVEWAY; PROPERTY IS IN RHOD.

Project Location: 0 SPRING TRAIL ROAD

Adjoining landowners are hereby notified: The Stowe Development Review Board will convene a public hearing at 5:00 P.M. in the Akeley Memorial Building (67 Main Street) on the above date to hear testimony and act upon the above request.

Remote participation is available from your computer, tablet or smartphone.
<https://us02web.zoom.us/j/85788573012?pwd=SE04dGpYdTVNTVF4aGJMSjNMMjd6UT09>

Meeting ID: 857 8857 3012 Passcode: 854332

Dial by your location

+1 646 876 9923 US (New York) [Long distance charges may apply]

As an adjacent property owner, this notice is being sent to you in accordance with 24 V.S.A. §4464. Although you are not required to attend this hearing, your participation in the local regulatory proceeding is a prerequisite to the right to appeal any resulting decision or action of the Development Review Board, as set forth in 24 V.S.A. §4471. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding. The application and all supporting materials are on file in the Zoning Office at 67 Main Street, Akeley Memorial Building, Stowe, Vermont 05672 and can be reviewed during regular business hours. To view the application online, please visit www.townofstowevt.org under the Zoning Department- Pending DRB Applications.

Will Fricke

From: Sarah McShane
Sent: Wednesday, December 27, 2023 6:58 PM
To: Charles Safford
Subject: RE: Another DRB Abuter Notice

Hi Charles,

Apologies for not responding sooner. The subject parcel is in blue and the town's parcel is highlighted in yellow- it's the Edson Hill municipal water source. P & Z has not fully reviewed the merits of the application, but I am not aware of any concerns. Copying Harry since is more familiar with this area. Here is a link to the application- [Project 7283 - 0 Spring Trail Rd - Pre-development clearing and driveway installation in RHOD.pdf \(townofstovevt.org\)](#)

Let me know if you have any questions.

Thanks!
Sarah



Sarah C. McShane, Planning & Zoning Director
Town of Stowe
PO Box 730
Stowe, VT 05672
(802) 253-2705
www.townofstovevt.gov

From: Charles Safford <csafford@stowevt.gov>
Sent: Tuesday, December 26, 2023 10:33 AM
To: Sarah McShane <smcshane@stowevt.gov>
Subject: Another DRB Abuter Notice

Sarah,

What land does the Town own that abuts this property? Are there any concerns that staff should advise the Selectboard of? Charles



CHARLES SAFFORD
STOWE TOWN MANAGER
(802)253-7350
(802)253-6137 (FAX)
WWW.TOWNOFSTOWEVT.ORG

Tyler Mumley

From: Bourdeau, Jeff <Jeff.Bourdeau@vermont.gov>
Sent: Thursday, December 21, 2023 6:38 PM
To: Tyler Mumley
Cc: john.daley@waterton.com; Mojo, Jennifer; ANR - Act 250
Subject: WH Stowe LLC, (formerly Town & Country) Construction Waste Reduction Plan Approval (Act 250 # 5L1619)
Attachments: Waste Reduction Plan - WH Stowe LLC 11-30-23.pdf

Tyler,

The Agency of Natural Resources, Solid Waste Management Program reviewed the Waste Reduction Plan for the WH Stowe LLC project located at 876 Mountain Road, Stowe VT. (ACT 250 # 5L1619).

The goal of the Agency of Natural Resources is to reduce the amount of waste generated during construction projects and to encourage the recycling of materials to the greatest extent feasible. The Solid Waste Management Program reviews larger construction projects to ensure that project meets the Agency's goals in reducing waste generated in Vermont.

The Solid Waste Management Program has found the Waste Reduction Plan (attached) to be consistent with the Agency's efforts to reduce waste production during construction projects.

The WH Stowe LLC Construction Waste Reduction Plan is approved.

Thank you for taking the time to help reduce the amount of waste generated during this construction project. I am available to offer guidance if you have difficulty finding destinations for materials generated during construction.

Please submit this approval and the attached plan as an Exhibit to the Application.

Good luck with the project.

Jeff



Jeff Bourdeau
Vermont Department of Environmental Conservation
Waste Management & Prevention Division, Solid Waste Program
802-522-0131 Email: Jeff.bourdeau@Vermont.gov

Will Fricke

From: Tyler Mumley <tyler@mumleyinc.com>
Sent: Friday, December 22, 2023 12:14 PM
To: NRB.Act250Barre@vermont.gov; Kevin.Anderson@vermont.gov
Cc: john.daley@waterton.com; nrb.act250agenda@vermont.gov; Charles Safford; Sarah McShane; Seth@lpcvt.org; georgeana@lpcvt.org; Town Clerk; Noel.dodge@vermont.gov; Rick.dyer@vermont.gov; Bret.ladago@vermont.gov; anr.act250@vermont.gov; barry.murphy@vermont.gov; PSD.VTDPS@vermont.gov; AOT.Act250@vermont.gov; AGR.Act250@vermont.gov; ACCD.ProjectReview@vermont.gov
Subject: [EXTERNAL] RE: 5L1619 Minor Notice and DRAFT Land Use Permit
Attachments: Email from Jeff Bourdeau 12-21-23.pdf; Waste Reduction Plan - WH Stowe LLC 11-30-23.pdf; 5L1619 COS 12-22-23.pdf

Hello,
Attached is the approved Waste Reduction Plan, and COS.
Thank You,
Tyler

802-881-6314
tyler@mumleyinc.com

From: Tyler Mumley
Sent: Wednesday, December 20, 2023 12:47 PM
To: NRB.Act250Barre@vermont.gov; Kevin.Anderson@vermont.gov
Cc: john.daley@waterton.com; nrb.act250agenda@vermont.gov; csafford@stowevt.gov; smcshane@stowevt.gov; Seth@lpcvt.org; georgeana@lpcvt.org; townclerk@stowevt.gov; Noel.dodge@vermont.gov; Rick.dyer@vermont.gov; Bret.ladago@vermont.gov; anr.act250@vermont.gov; barry.murphy@vermont.gov; PSD.VTDPS@vermont.gov; AOT.Act250@vermont.gov; AGR.Act250@vermont.gov; ACCD.ProjectReview@vermont.gov
Subject: RE: 5L1619 Minor Notice and DRAFT Land Use Permit

Hi Kevin, Lori,
Attached are the following documents to compliment the draft LUP permit:

- State Stormwater Construction General Permit (CGP) #9696-9020
- State VTrans Permit #46263
- Email from Dept of Agriculture (no impacts), dated 12-20-23

COS attached.
Thank You!
Tyler

802-881-6314
tyler@mumleyinc.com

From: NRB.Act250Barre@vermont.gov <NRB.Act250Barre@vermont.gov>
Sent: Tuesday, December 19, 2023 10:10 AM
To: john.daley@waterton.com; Tyler Mumley <tyler@mumleyinc.com>; nrb.act250agenda@vermont.gov; csafford@stowevt.gov; smcshane@stowevt.gov; Seth@lpcvt.org; georgeana@lpcvt.org; NRB.Act250Barre@vermont.gov; townclerk@stowevt.gov; Noel.dodge@vermont.gov; Rick.dyer@vermont.gov; Bret.ladago@vermont.gov; anr.act250@vermont.gov; barry.murphy@vermont.gov; PSD.VTDPS@vermont.gov;

AOT.Act250@vermont.gov; AGR.Act250@vermont.gov; ACCD.ProjectReview@vermont.gov;
Kevin.Anderson@vermont.gov

Subject: 5L1619 Minor Notice and DRAFT Land Use Permit

Good Morning,

Please find the attached documents for the referenced Act 250 Application for your review and posting (town clerk). This replaces the Notice sent yesterday as the comment deadline date was incorrect.

Thank you.

Lori

Act 250 District Office - Montpelier (Districts 5, 6 & 9 Environmental Commissions)

10 Baldwin Street

Montpelier, VT 05633-3201

Lori Grenier *NRB Technician*

Tel.802-476-0185 | NRB.Act250Barre@vermont.gov

<https://nrb.vermont.gov>

**** WARNING ****

This message originated from an external email account. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CERTIFICATE OF SERVICE

I hereby certify that I, Tyler Mumley of Mumley Engineering, Inc., sent a copy of the approved Waste Reduction Plan regarding Land Use Permit application 5L1619 by email on this December 22nd, 2023 to the following individuals:

WH Stowe LLC Attn: John Daley, 222 S. Riverside Plaza Chicago, IL 60606 john.daley@waterton.com

Stowe Selectboard PO Box 730, Stowe, VT 05672 csafford@stowevt.gov

Stowe Planning Commission PO Box 730, Stowe, VT 05672 smcshane@stowevt.gov

Lamoille County Planning Commission PO Box 1637, Morrisville, VT 05661

Seth@lpcvt.org. georgeana@lpcvt.org

Agency of Natural Resources 1 National Life Drive, Davis 2, Montpelier, VT 05620-3901

anr.act250@vermont.gov

FOR INFORMATION ONLY

District 5 Environmental Commission Attn: Norma Malone, Jeremy Reed, Donald Marsh

10 Baldwin Street Montpelier, VT 05633 NRB.Act250Barre@vermont.gov, nrb.act250agenda@vermont.gov

Stowe Town Clerk Penny A. Davis PO Box 730 Stowe, VT 05672 townclerk@stowevt.gov

State of Vermont Dept. of Public Service 112 State Street, Drawer 20 Montpelier, VT 05620-2601

barry.murphy@vermont.gov, PSD.VTDPS@vermont.gov

Vermont Agency of Transportation Barre City Place 219 N. Main Street Barre, VT 05641

AOT.Act250@vermont.gov

Vermont Agency of Agriculture, Food and Markets 116 State Street, Drawer 20 Montpelier, VT 05620-2901

AGR.Act250@vermont.gov

Vermont Division for Historic Preservation National Life Building, 6th Floor, Drawer 20 Montpelier, VT

05620-0501 ACCD.ProjectReview@vermont.gov

Vermont Fish & Wildlife Dept. Wildlife Biologist Noel.dodge@vermont.gov

Lamoille County Forester Rick.dyer@vermont.gov

Fisheries Biologist Vermont Fish & Wildlife Dept. Bret.ladago@vermont.gov

Tyler Mumley

Tyler Mumley

Mumley Engineering, Inc.

46 Hutchins Street, Morrisville, VT 05661

tyler@mumleyinc.com

Vermont Agency of Natural Resources, Waste Management and Prevention Division

Construction Site Waste Reduction Plan

Revised May 2017

We have found through experience that planning for waste reduction is crucial to its success. A written, well thought out, job-specific plan, particularly if supplemented by contract specifications, will reduce the amount of waste that needs to be disposed of, and can save money. A valid waste reduction plan should list each waste material of consequence and the estimated quantity, and outline what is to become of that waste material once it is generated. In keeping with the priorities set out in Vermont law, our expectation is that the applicant will make a good faith attempt to avoid generation of waste in the first place, as wastes that are not generated do not need to be managed. For wastes that are unavoidably generated, the applicant should make a reasonable attempt to reuse, salvage, or recycle - in that order of preference. And if none of those options are feasible, the material will need to be disposed of responsibly. As the marketability of a material is dependent on a number of factors, such as quantity, condition, and location of the project, acceptable waste reduction efforts will vary somewhat by application.

Note: As of January 1, 2015, Vermont law requires “architectural waste” to be recycled in certain circumstances, depending on the quantity generated and distance to a recycling facility. Before submitting a plan or contract specifications, applicants are urged to review information regarding the law at:

<http://dec.vermont.gov/waste-management/solid/materials-mgmt/construction-waste>

Please call the Solid Waste Management Program at 828-1138 for planning and waste reduction assistance. We would be happy to help.

| | |
|---|--|
| Company Name | WH Stowe, LLC |
| Contact Person | John Daley |
| Contact Address | 222 S. Riverside Plaza, 20 th Floor, Chicago IL 60606 |
| Contact Telephone Number | 508-509-5529 |
| Contact Email Address | john.daley@waterton.com |
| Project Location | 876 Mountain Road, Stowe VT 05672 |
| Act 250 Application Project Number | 5L1619 |

Waste Reduction Plans and/or Contract Specifications in support of an Act 250 application should be submitted to: james.surwilo@vermont.gov

Project Description:

Proposed improvements to existing 9-acre lodging property formerly known as Town & Country, including conversion of former restaurant and banquet space in Main Building to storage and minor exterior updates, minor improvements and updates to the Pool Building including conversion from 8 to 7 lodging units, alteration of existing Tennis Building from 15 to 11 lodging units, addition of 14 new lodging units in the existing Pavilion structure (proposed enclosure of existing open event structure), and 13 new individual cabin lodging units, with new municipal water & sewer services. The site will be improved with a net reduction of impervious area, increased and more landscaping, improved parking layout and circulation, sidewalk & walkway improvements, and proposed stormwater management. Existing chalet lodging unit building to remain. The property will increase from 54 to 76 lodging units. The existing restaurant in the pool building will remain.

Job-site Planning Worksheet
Attach any extra sheets as needed

Waste Prevention Planning - What steps have been taken to prevent waste from being generated during the project? This could include using designs that favor standard sizes or specifying building techniques that incorporate fewer materials. It could also include asking suppliers to take back excess materials. It could include contacting deconstruction firms to remove salvageable materials before renovation or demolition. **Note: 2012 Vermont Law (10 VSA 6602 et al) will mandate the collection of recyclables, food waste, and yard waste over the next several years. New construction should account for these requirements, e.g., providing additional dumpster areas, ample recycling space, food waste storage areas, and the like.**

New construction will be limited in waste due to the nature of the project (multiple identical buildings/units). The buildings have been designed to be both economically and sustainably efficient which includes reducing the variety of buildings and units to ensure efficiency of labor and materials.

The building materials selected for the new facilities will be designed and ordered to the sizes required in the effort to reduce waste on site. There will be a designated area created for reuse materials such as clean wood and finish materials. Cardboard and metal recycling containers will be placed on site as well as a trash dumpster for the duration of the project to reduce landfill waste and job costs. Scrap lumber and other reusable materials will be placed in a designated area for utilization by employees.

Education Plan - Describe how the Construction Site Waste Reduction Plan will be communicated to the general contractor, subcontractors, and all those working on the project. Describe any incentives or disincentives.

The GC, subcontractors and all those working will receive a copy of this plan. All workers will be informed of the proper placement of different wastes – signage will be used as needed to enforce this policy. There are no proposed incentives or disincentives.

Contract specifications –ANR strongly encourages the inclusion of waste management specifications in contract documents. In this way, contractors and subcontractors are obligated to manage jobsite waste appropriately. Will contract specifications include waste management? If yes, please attach.

The GC will incorporate the following verbiage within all subcontract specifications:

“The Subcontractor is to make a good faith effort to reduce the amount of waste generated on the job site. Subcontractor shall work with the Contractor to utilize material sized to reduce waste and recycle materials as per the Contractor’s Waste Reduction Plan. The Subcontractor is to follow the designated handling procedures for each type of waste generated on site. If this is not followed the Subcontractor will be responsible to remove and pay for its own trash removal”

Reuse & Recycling Worksheet

| Material | Estimated Quantity | Management - For markets assistance, contact the ANR at 828-1138, or your local Solid Waste District. When researching recycling options, ask the hauler what will be done with the materials. | Handling Procedure - How materials are to be removed, separated, stored, and hauled for reuse or recycling. |
|--------------------------------------|---------------------------|---|---|
| <i>Sample listing: Cardboard</i> | <i>one 3 cy dumpster</i> | <i>Recycled thru ABC Hauling</i> | <i>Cardboard dumpster will be placed as located on plan sheet. Will call hauler when full.</i> |
| Asphalt roofing shingles | 1 20cy roll-off dumpster | Trash | Placed in trash container and called for pick-up when full |
| Asphalt | 14 tons | Recycled, access, and/or reclaimed asphalt to be handled/managed with specialized equipment designed to efficiently remove or reclaim said material. | Any removed or access asphalt to be loaded and hauled off-site to local asphalt recycling plant. |
| Brick | 0 | <u>N/A</u> | <u>N/A</u> |
| Cardboard | 1 4cy dumpster | Recycled thru local hauler | A covered cardboard dumpster will be placed next to the trash dumpster. Will call hauler when full to be removed for recycling. |
| “Clean” Wood | 1 20cy roll-off dumpster | Placed in designated area for employees to take. If not taken they will be placed in trash dumpster and removed by local hauler | Placed in designated area on site or placed in trash dumpster and removed by local hauler when full. |

| | | | |
|--|----------------------------|---|---|
| Concrete | 4 ton | Concrete will be poured on site, no waste anticipated. If waste occurs, it shall be disposed of in on-site dumpster or ground up and reused for fill material | If waste occurs, dispose in on-site trash dumpster or have waste hauled offsite to local concrete recycling plant. |
| Material | Estimated Quantity | Management - For markets assistance, contact the ANR at 828-1138, or your local Solid Waste District. When researching recycling options, ask the hauler what will be done with the materials. | Handling Procedure - How materials are to be removed, separated, stored and hauled for reuse or recycling. |
| Metal | 2 ton | Usable sizes of materials to be set aside for reuse or for employees to take. Scrap materials will be placed in recycle metal container | Placed in designated area on site and/or Superintendent to call for pick-up of recycle container when full. |
| Plaster/Drywall | 1 20cy roll-off dumpster | Trash | Placed in trash container and called for pick-up when full |
| “Treated/Painted” Wood | 1 20cy roll-off dumpster | Usable sizes of materials to be set aside for reuse or for employees to take. Scrap materials will be placed in trash container | Placed in designated area on site and/or Superintendent to call for pick-up of trash container when full. |
| Other (e.g., “blue bin” recyclables) | 0.5 ton 5 ton | Recycled thru Casella (Kept Separate) Misc demo and new building materials - trash | Placed in recycling container and called for pick-up when full Superintendent to call for pick-up of trash container when full |
| Salvageable Items/Used Building Materials such as windows, doors, moldings, fixtures, bathroom fixtures, etc. (Please list items separately) | N/A - All new construction | | |

Minutes- Stowe Electric Commissioners' Meeting:

November 29, 2023, at 8:30 am at Town of Stowe Electric Department Conference Room with remote participation available via Zoom.

Present:

BOARD MEMBERS: Larry Lackey, Chair and Sara Teachout, Commissioner (via Zoom)

STAFF: Jackie Pratt, General Manager, Brent Lilley, Director of Operations; Sarah Juzek, Director of Finance; Michael Lazorchak, Manager of Regulatory Compliance; Patricia Waugh, Business and Human Resources Manager; and Amber Ives, Clerk of the Board

Call to Order:

L. Lackey called the meeting to order at 8:34 am and noted that the third Commission position is currently vacant.

Agenda Approval:

All were in favor of adopting the warned agenda.

Approval of October 18, 2023, Meeting Minutes:

On a motion made by L. Lackey, and seconded by S. Teachout, the minutes of the October 18th meeting were approved.

FY24 1st Quarter Financials:

S. Juzek informed the Commission that Stowe Electric Department (SED) ended the 1st Quarter favorable to the budget, with residential sales, contract work fees and reduced purchase power costs driving the favorable variance.

S. Juzek also briefed the Board on SED's current progress with the transition to National Information Solutions Cooperative (NISC) and discussed some of the outstanding financial reports that S. Juzek is working with NISC to correct.

Vermont Electric Power Company, Inc. Equity Call:

The Commission and Staff discussed the potential subscription agreement and financing of Vermont Transco LLC through the purchase of Class A and Class B Units offered to the Vermont distribution utilities on a Transmission Cost Share Basis.

The Board and Staff reviewed the advantages of Class A versus Class B Units, the option to purchase Unsubscribed Units, and the ability to extend the closing date on the Units the utility has elected to purchase.

The Commission and Staff also discussed the regulations and legislation relating to municipal utilities and long-term financing, as well as SED's method of selecting a lender for financing.

L. Lackey moved that General Manager, J. Pratt, be authorized to complete the Investor Qualification Questionnaire and Vermont Transco LLC Subscription Agreement, in which Stowe Electric Department would elect to purchase as many Class B units and unsubscribed units as available. The motion was seconded by S. Teachout and unanimously approved.

General Manager Highlights:

The Commission and Staff discussed resiliency as it relates to underground lines and battery storage, the McNeil Generating Station, and Electric Vehicle (EV) charging access.

The Board and SED staff also reviewed human resources, the progress of Davey Resources Group regarding Geographic Information Systems (GIS) mapping, the Nebraska Valley solar farm and the forthcoming installation of fiber and how it could impact SED.

Other Business:

SED staff presented the Commission with proposed dates for the 2024 meeting schedule; it was decided that dates would be reviewed, and the schedule would be set at the December meeting.

L. Lackey requested that B. Lilley pass along the Commission's thanks to both the Line Crew and Tree Crew for the assistance that they provided after recent storms to neighboring utilities in the area.

Executive Session:

At 9:54 am, L. Lackey made a motion to enter Executive Session to discuss both a real estate matter and a personnel matter. J. Pratt and M. Lazorchak were invited to stay, and P. Waugh was invited to join. The motion was seconded by S. Teachout, and the motion carried.

At 10:09 am, M. Lazorchak exited Executive Session.

The board made a motion to come out of Executive Session at 10:32 am, and the motion carried.

There being no further business, the Commission made a motion to adjourn at 10:39 am.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Amber Ives', written in a cursive style.

Amber Ives
Clerk of the Board