

Agenda Summary April 30, 2025

Agenda Item No. C-1

Other Business – Manager’s Report

Selectboard Priorities: Enclosed is a summary Paco presented of the Selectboard’s goal setting session with thoughts on timing and implementation considerations by the Town Manager.

Housing Community Workshop: The Housing Task Force and CommunityScale are hosting a community forum at **5:30pm on May 6 at Stowe High School** regarding recommendations on how to better support year-round residential housing at more affordable price points. The forum will be in-person only. Opportunities for online participation in the form of a survey will follow.

Green Up Day: Green Up Day is on Saturday, May 3, 2025. For materials and additional details, please contact Stowe's Green Up Day Coordinator Kayla Hedberg at (802) 253-6141 or email khedberg@stowevt.gov.

Major Events and Projects Timeline: Attached is a general timeline of major events and town projects in Stowe spanning from the construction of the Rec Path. Also enclosed is a full capital project list showing the year that capital projects came into service and the cost.

STR Registration: The Town launched the Short-term rental registry in late March. To-date approximately 725 STRs are registered.

LCPC Regional Planning Survey: The Lamoille County Planning Commission is currently collecting response for their survey regarding the regional plan update. The survey covers topics such as flood resiliency, economic growth, land use, and housing development.

Link: <https://www.surveymonkey.com/r/CBBRR3Y>

Act 250 Notices:

An application to reduce the originally approved square footage of Building C (now named The Mansfield House) from 156,398 sq. ft. to 122,889 sq. ft. and lower the original approved height from 75 ft to 63 ft. There are no proposed changes to the original landscaping plans and the original outside residential unit balconies have now been eliminated. The original number of 56 residential units and the related 56 underground parking spaces remain unchanged.

[https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5L1338\(Altered\)-40A](https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5L1338(Altered)-40A)

A proposed permit issued that specifically authorizes the demolition of the historic house on the “1865 House Lot” located at 591 Mountain Road in Stowe, Vermont. No subsequent development of the 1.23 acres is currently proposed or authorized. The deadline to notify the

District 5 Environmental Commission of an issue or issues requiring the presentation of evidence at a hearing is April 29.

<https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5L0371-14>

An issued permit amendment to incorporate issued WW permit (WW-5-2614-1) which was issued in 2006, authorized an increase in bedrooms for the building from 9 to 11 in Building 14. This included increase from three bedrooms to four bedrooms in Unit #33 (Building #14) of the Covered Bridge Condominium Development Phase III.

<https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5L0775-7F>

Minutes: Enclosed are the following minutes:

- Development Review Board – March 18, March 25, April 1, April 15
- Planning Commission – April 7, April 21
- Conservation Commission – March 24, April 14
- Historic Preservation Commission – March 19, April 25
- Energy Committee – March 27
- Housing Task Force – March 19, April 2

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.

Selectboard Agenda Item Notes

Summary of Discussions and Action Items Based on the Selectboard Priorities Agenda Item

Meeting Overview

The Selectboard meeting held on March 26, 2005, included an agenda item on the priorities of the current Selectboard members. Attendees included Ethan Carlson, Jo Sabel Courtney, Nick Donza, Beth Gadbois, Paco Aumand, the Town Manager, and the Assistant Town Manager. Each Selectboard member was asked to present the priorities they would like to see implemented within the short term (this year) and long term (within their current tenure).

Key Discussion Points from Selectboard Members

Agreed Upon Priorities

- Water and Sewer Projects **Manager's Note:** This project is a high priority but will take multiple years to effectuate. A determination has to be made to find a new supply or treat not only PFAS but high levels of iron. The goal is to have determine a viable supply and/or treatment option in 2026 with implementation by 2029 or sooner.
- Memorial Park Project: This project will take time, but it was agreed that it needs to be advanced to include improving drainage in all areas, including the elementary school. It was also voted on at this meeting to advance the **repaving of the pickle ball court**. This resurfacing is an interim step in the overall project to ensure the court can be used this summer. To advance Memorial Park, we need to complete the underground stormwater improvements on Park Place and Depot Street, ensuring a designated area to collect the water. This will need to be done in advance or simultaneously with the Memorial Park improvements. The Depot Street water main / road reconstruction project is important because of the repeated breaks in the water main, the inadequate sub-surface condition of the road, and for the aforementioned reason. In addition, the School Board has indicated this is a project that will help the schools by hopefully reducing the flooding of their facilities. It remains to be seen if we can use pay-as-you-go spending for this project or if we must bond for it. **Manager's Note:** Contracts have been signed to overlay the pickleball courts by Memorial Day. The wetlands have already been documented. Staff's plan is to issue Requests for

Qualifications and Proposals from Site Engineering and Wetlands permit specialist this calendar year to begin the process of trying to obtain permits. This will inform the remainder of the timeline. If we are able to obtain permits in 2026, vote at the March 2027 Annual Meeting with implementation by 2029.

- Seeking alternative revenue sources. **Manager's Note:** Time will be set aside this summer/fall on a Selectboard agenda to discuss options including potential charter changes.
- Review of the Towns committees, boards, and commissions. **Manager's Note:** A copy of all charge statements and statutory roles has been provided to the Selectboard. Time will set aside this summer for Selectboard discussions regarding what if any changes the Selectboard may chose to make including a potential extension of the Housing Task Force.
- Improving communications between the Town and the public. Informing the public of operational matters and other Town business was seen as important. **Manager's Note:** On-going. Time will be set aside this summer/fall on a Selectboard agenda to discuss what additional efforts the Selectboard may like to pursue in this regard.
- Hire a lobbyist to enhance Stowe's interests within the legislature. **Manager's Note:** Time will be set aside on a future Selectboard agenda this summer/fall to discuss this idea and other options to effectively communicate with Vermont State Government.
- Improve the Selectboard and School Board communications by meeting with them to discuss mutual interests. **Manager's Note:** On-going.
- Review STR registrations. **Manager's Note:** The Town will have some preliminary data this summer, but we won't know the number of STR registrations for this calendar year until 12/31/25, so further discussion may not be ripe until after that date.
- Receive and discuss the housing task force report. **Manager's Note:** The 60% report is scheduled for the Selectboard's May 14th meeting and the final report is due June 11th. Discussions will be on-going after that regarding what to incorporate into the Town Plan and how to advance recommendations, which may include an extension to the Housing Task Force and an updated charge. Advancements of recommendations will need to take into consideration staff and fiscal impacts, including the potential to obtain new revenue sources.

Individual Priorities

- Jo Sabel Courtney:
 - Staff Time **Manager's Note:** The time to discuss it is during budget preparation and deliberations to understand need and weight alongside other priorities.

- Affordable housing **Manager's Note: It is important to receive the Housing Task Force Report to understand the recommendations and cost/benefit of various strategies.**
- Increase Pedestrian Safety in the village **Manager's Note: This will be a discussion item on the Selectboard's agenda this summer/fall.**
- A robust municipal communication initiative
- Advance the memorial park master plan
- Nick Donza:
 - Advancing Memorial Park master plan
 - Commission(s) and Staff Time
- Ethan Carlson:
 - Housing Issues
 - Generation of new revenue streams
 - Advancing Memorial Park master plan
 - Increased Selectboard and School Board interaction
 - Look at the fields around the middle school to see if the Town can take them over. **Manager's Note: This requires a desire of the School Board and understanding of the legal ability to do so and financial ramifications. The Vermont Department of Education, School, or Town legal counsel should provide an opinion if it is legal for the Town to assume ownership. Also, the tax benefits if any should be understood. Finally, the additional staff time and other municipal budget impacts. Time will be set aside a future Selectboard/School Board discussion to see if the Boards want to further explore this concept.**
 - Review of the committees of the Selectboard and their charges
 - Pedestrian Safety
 - Improve the PFAS Water issues
 - Look into hiring a lobbyist.
- Beth Gadbois:
 - Improve or increase interaction between the Selectboard and School Board
 - Improve or increase interactions between the Development Review Board and Planning Commission. **Manager's Note: The DRB has met in the past with the Planning Commission regarding what is working and what is not with the Planning Commission and may do so going forward outside of a particular active application.**
 - Increasing communication issues within the Town to get information about Town initiatives to the public.

- Grow Full-Time residents. **Manager's Note: This is likely to be included in a number of policy discussions such as the Town Plan update, but staff can also set aside time on a specific Selectboard agenda to discuss the concept and ideas.**
- Hire a lobbyist.
- Development of an alternative water source to deal with the PFAS issue.
- Look for alternative sources of revenue.
- Paco Aumand
 - Current Water and Sewer Projects and other projects currently being worked on by staff.
 - Creating a document that helps advance the priorities of all current Selectboard members.
 - Developing additional revenue sources that do not add taxes to property owners (STR excluded).
 - Review of Town of Stowe committees, commissions and councils.
 - Working on Selectboard cohesion.

Staff Projects Ongoing

Water and Sewer

- Expansion of Village drinking water capacity and PFOA's mitigation.
- Lower Village Sewer Pump Station Replacement is tentatively scheduled for 2028.
- Update of Stowe's Sewer Allocation Ordinance and development of a Stowe Water Allocation Ordinance.

General Fund Capital and Equipment Funds

- Capital project development and implementation. The Town is actively working on advancing the Rec Path Reconstruction from Town Farm Lane to Cape Cod Road, Akeley HVAC System, Cemetery Road Bridge, and North Hollow Road Bridge that currently has a temporary bridge.
- Update of Stowe's Equipment Fund. If a vehicle can meet performance specifications, how much more is the town willing to pay for hybrid and/or electric versus fossil fuel vehicles? **Manager's Note: A discussion will need to occur again regarding gas / electric mowers and then a larger discussion as framed in order to update the Equipment Fund.**

Housing

- The presentation of both the draft and final versions of the Housing Task Force Report and any priorities that may arise from its recommendations.

Property Tax Burden

- The property tax burden is caused in large part by the State Education Fund. Reform efforts are underway in the Legislature. A meeting has been set for 4/9/25 to meet with Stowe's State Legislative Delegation.

Planning & Zoning

- The Town Plan update process is currently scheduled for adoption in Fall 2026.
- Upon completion of the Town Plan, the Planning Commission is likely going to need to update Stowe's Zoning By-laws to conform to the updated Town Plan. Also, the planning staff will need to assist the Conservation Commission in the Mayo Farm conservation easement renewal process.

Pedestrian Safety

- The Selectboard previously discussed an agenda item to talk about crosswalks on Main Street in particular.

Annual Meeting

- Discuss Annual Meeting if there are no binding articles to be voted on. **Manager's Note: A discussion will be scheduled on a Selectboard agenda for this summer/fall to discuss.**

Staffing and Union Contract Agreements

- Hire and onboard a new Police Chief and Fire & Rescue Chief. **Manager's Note: Anticipate hiring and onboarding both by 7/1/25.**
- The Police union contract expires on 06/30/2025; this will require a renegotiated contract. **Manager's Note: Significant time commitment if contract is opened up.**
- Planning & Zoning staffing pressure will increase if the Town increases growth management and land use regulations. If we do so, the Town will need to add additional planning and enforcement staff.
- In FY 27, the intent is to incorporate money for a building maintenance person to relieve our civil engineers of needing to perform less complicated facilities work. Also, Stowe Fire & Rescue recently merged, and their human resource needs are still evolving. **Manager's Note: Discussions should primarily occur during budget discussions when we have an opportunity to look at budget capacity and overall staffing needs. Everything looks good in**

isolation. Also, we need to be careful about significant unbudgeted operational obligations at the start of the fiscal year on a non-emergency basis.

Challenges

- Resource allocation: Lack of staff resources to complete projects is an ongoing issue. **Manager's Note:** Add has gone out for an Assistant Public Works Director for Capital Projects.
- Technical difficulties: Bid documents and design work take an inordinate amount of time due to their complex nature. Permitting is also time-consuming and technical. **Manager's Note:** Taking the time to develop plans and contract documents is important for expensive and complex projects. This helps to ensure competitive bidding and surety implanting projects. With smaller to moderate projects that are not complex we may need to increasingly rely on quotes. With specialized projects we may need to sole-source through design build or time and materials to get a qualified contractor's interest and to help us develop a project scope. If we want to deliver projects faster, it will require flexibility from the Selectboard in this regard. With this being said, some projects should be given the time they deserve to manage risk, ensure they are thought through, and that we are in position to successfully deliver the project. As the adage goes, "The Short Cut is the Longest Road."
- Stakeholder communication: Enhancing communication channels to ensure all stakeholders are kept informed of progress and changes is a challenge in a limited resource environment. This requires staff resources.

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Town of Stowe

Major Events and Projects

- 1984**
Stowe Recreation Path
- 1989**
Purchase of Mayo Farm
- 1993**
Mayo Farm connector road
Helen Day Arts Center Addition
- 1995**
Purchase of Sterling Forest
- 1996**
Town Stowe and Village of Stowe Merger
- 1998**
Act 60
Moscow Field Conservation Easement
Purchase of Sunset Rock
- 1999**
Act 250 permit for Mountain Road sewer expansion approved
- 2000**
Purchase of Town Green
- 2001**
Ski Museum renovation
Bingham Falls Conservation Easement
- 2003**
Spruce Peak Master Plan Approved
Water/Sewer capacity and service area expansion completed
Mayo Farm Conservation Easement
- 2004**
Nichols Field Conservation Easement
- 2006**
Council-Manager Form of Government Adopted
Sylvan Woods Apartments
Adams Camp Conservation Easement
- 2007**
Local Option Rooms, Meals, and Alcohol Tax
- 2008**
Fluvial Erosion Hazard Overlay District Adopted
Depot Street transferred to Town
- 2009**
Stowe Vibrancy Formed
Helen Day Arts Center Renovation
- 2010**
Public Safety Building
- 2011**
Major Flood Events
- 2012**
Memorial Building Vault
Purchase of Cady Hill
- 2013**
Stowe Arena
Purchase of Sledding Hill
- 2015**
Giles W. Dewey Bridge
- 2016**
Rec Path Staircase
Arsonist at Parks Shed
- 2017**
Vail purchases Stowe Mountain Resort
PFAS Discovered in Village Green Water Supply
- 2018**
Lower Village Sidewalks
Library Sprinkler Damage
- 2019**
Main Street Sidewalks and Overhead Utility Project
Major Flood Events
- 2020-2022**
COVID-19 Pandemic
- 2022**
Stagecoach Road Bridge
Riverbend Apartments
Ricketson Farm Conservation Easement
- 2023**
Local Option Sales Tax
West Hill Road / Maple Street Traffic Light
Major Flood Events
- 2024**
STR Ordinance Adopted
Fire & Rescue Merger
Major Flood Events

Location	Year	Buildings & Improvements	Cost
Akeley Memorial Building	1949	Memorial Bldg-Town Hall	115,000.00
	1993	Memorial Bldg Elevator	350,687.00
	1994	Memorial Bldg-Cooling System	9,790.99
	1995	Memorial Bldg Auditorium Renovations	20,000.00
	1996	Memorial Bldg Oil Tank and Vault Door	10,820.00
	2006	Mem Bldg Sprinkler System Upgrades	1,926.50
	2006	Mobile/Fixed Shelving System (vault)	18,425.00
	2011	Akeley Cuppola	108,280.50
	2012	Mem'l Bldg - Railings - Side Door	1,553.00
	2012	Mem'l Bldg - T.C. Furniture/Petitions	10,309.26
	2012	Memorial Building - Vault Shelving	30,120.00
	2012	Memorial Building Vault	673,166.11
	2013	Burner for Memorial Building Boiler	6,809.87
	2013	Memorial Building - Roofing	35,500.00
	2016	Akeley Temperature Controls	47,940.00
	2018	Akeley Chimney - South	42,012.00
	2018	Akeley Compressor Theatre A/C	6,174.70
	2019	Akeley Bathrooms	8,124.00
	2019	Akeley Fire system	11,067.00
	2021	Akeley Chimney - North	35,889.50
	2023	Akeley Dry Sprinkler system	56,588.85
Akeley Memorial Building Total			1,600,184.28
Bloody Brook Schoolhouse	1975	Bloody Brook Bicentennial Schoolhouse	16,000.00
	2014	Bloody Brook School - Roof	14,077.58
Bloody Brook Schoolhouse Total			30,077.58
Cemetery	1900	Storage Vault - Cemetery	-
	1979	1.5 story storage/Office Building	10,800.00
	1979	Storage Garage - Renovated	4,800.00
	1983	1 story garage/workshop	6,200.00
	2018	West Branch Cemetery Fencing	11,569.00
Cemetery Total			33,369.00
Covered Bridge	1843	Gold Brook Bridge #49-Covered Bridge	35,000.00
	1963	Brook Rd Bridge #47-Covered Bridge	-
Covered Bridge Total			35,000.00
David Gale Center	1969	Youth Center - 336 Park Street	15,000.00
	2003	David Gale Center Addition	39,480.00
	2005	Gale Rec Center Oil Furnace	2,595.00
	2005	Gale Rec Center Renovations	2,001.00
	2005	Recreation Storage Building Addition	18,287.19
	2005	Voice & Data Cable @ Gale Rec Ctr	2,503.00
	2010	David Gale Rec Center Roof	16,950.00
David Gale Center Total			96,816.19
Dog Pound	1975	Dog Pound	3,000.00

	2012	Dog Pound Renovations	14,991.00
Dog Pound Total			17,991.00
Helen Day Art Center & Library	1992	HDAC/Library Improv. - Balance	580,455.00
	2001	HDAC/Library Improvements	24,905.70
	2009	HDAC/Library Building Improvements	531,177.95
	2011	Helen Day Porch Renovation	73,970.93
	2012	HDAC - Mech/Electrical Renov	253,843.34
	2018	Library Carpet	41,580.00
	2021	HDAC - Mech/Electrical 3phz upgrade	23,642.48
Helen Day Art Center & Library Total			1,529,575.40
Highway Garage	1977	Highway Garage - 58 River Road	194,000.00
	1999	Highway Garage Expansion (Match Grant)	115,302.56
	2001	Highway Garage - New Siding	15,000.00
	2003	Salt Shed	99,885.58
	2003	Salt Shed - Additional Costs	2,823.00
	2006	Highway garage roof-front section	34,000.00
	2022	Highway garage roof	177,098.50
Highway Garage Total			638,109.64
Historical Building	2011	Historical Society Bldg	470,634.97
	2011	Historical Society Building - HVAC	19,674.00
	2011	Historical Society Building - Roof	10,740.00
Historical Building Total			501,048.97
Homestead Barn	1995	258 Mayo Farm Road - Storage Bldgs	50,000.00
Homestead Barn Total			50,000.00
Library	2002	Cupola Repairs	24,889.51
Library Total			24,889.51
Parker Barn	2007	Parker Barn Storage Bldg Improvements	22,933.64
Parker Barn Total			22,933.64
Parks Garage	1991	3-Bay Garage	30,000.00
	2006	30 x 30 Garage Addition	27,986.20
	2014	Parks Restroom	10,305.03
Arsonist FIRE Rebuild	2017	Parks Maintenance Garage	149,538.79
Parks Garage Total			217,830.02
Public Safety Building	2010	Public Safety Building	5,512,457.42
	2010	Public Safety Building - Boilers	25,965.00
	2010	Public Safety Building - Chiller	103,899.00
	2010	Public Safety Building - Cleaning Equip.	15,926.00
	2010	Public Safety Building - Furnishings	84,722.00
	2010	Public Safety Building - Generator	50,849.00
	2010	Public Safety Building - Kitchen Equip.	21,071.00
	2010	Public Safety Building - Lockers	83,601.00
	2010	Public Safety Building - Phone System	74,209.00
	2010	Public Safety Building - Propane Tank	10,074.00
	2010	Public Safety Building - Radio System	42,693.00

	2010	Public Safety Building - Roof	167,671.00
	2010	Public Safety Building - Security System	109,994.00
	2010	Public Safety Building - Sign	8,975.00
Public Safety Building Total			6,312,106.42
Ski Museum	2001	15 So. Main Street - VT Ski Museum	900,000.00
	2019	Ski Museum Slate Roof	21,450.00
	2019	Ski Museum Windows	44,312.38
	2020	Ski Museum Heating Condenser	7,230.00
Ski Museum Total			972,992.38
Stowe Arena			
	2013	Arena - 20 Year Life	902,341.00
	2013	Arena - 50 Year Life	3,460,602.00
	2013	Dasher Boards & Netting	169,870.00
	2013	Fire Protection System	47,380.00
	2013	Kitchen Equipment	53,033.00
	2013	Locker Room Benches & Shelving	34,725.00
	2013	Membrane Roofing	10,800.00
	2013	Refrigeration	1,000,000.00
	2013	Roof	421,000.00
	2013	Rubber Flooring	48,750.00
	2013	Sound System	5,483.00
	2013	Synthetic Turf	184,550.00
	2013	Telephone System	12,230.00
Stowe Arena Total			6,415,306.10
Town Clock	1979	137 Main Street - Town Clock	4,300.00
Town Clock Total			4,300.00
Wastewater Plant	1993	Wastewater Treatment Plant 1993	2,229,377.00
	2005	Wastewater Treatment Plant 2005	12,486,498.00
	2007	Wastewater Treatment Plant 2007	846,259.00
	2009	Wastewater Reclamation Facility 2009	22,097.77
Wastewater Plant Total			15,584,231.77
Grand Total			34,086,761.90

Location	Year	Buildings & Improvements	Cost	Land	Easements	Improvements
Adams Camp	2006	Adams Camp Conservation Easement	450,000		450,000	
	2010	Adams Camp Trails	21,234			21,234
	2011	Adams Camp Trails	41,577			41,577
Adams Camp Total			512,811			
Akeley Memorial Building	2004	.33 Acres @ 67 Main Street	35,248	35,248		
	2004	Memorial Building Pavement & Drainage Re	17,356			17,356
	2004	Memorial Building/Cemetery Retaining Wal	19,000			19,000
	2014	Memorial Bldg - Dirt Pkg (Substation)	25,061			25,061
Akeley Memorial Building Total			96,665			
Bingham Falls	2001	Bingham Falls Easement	235,600		235,600	
Bingham Falls Total			235,600			
Cady Hill	1926	Cady Hill - 319.13 Ac. @ Rear land off M	49,403	49,403		
	2008	Mountain Bike Trails	4,907			4,907
	2012	Cady Hill - Parking Lot (Dirt)	14,768			14,768
	2012	Cady Hill Land	1,460,000	1,460,000		
	2013	Cady Hill Trails	17,276			17,276
	2014	Cady Hill Trails - Flow & Redo Charlie's	40,000			40,000
Cady Hill Total			1,586,354			
Cemetery	1858	.25 Acres @ Sterling Valley Cemetery	12	12		
	2000	Cremation Garden	7,097			7,097
	2002	Riverbank Cemetery Improvements	15,948			15,948
	2004	.1 Acre @ Luce Hill Cemetery	184	184		
	2004	.1 Acre @ Mountain Rd Cemetery	2,306	2,306		
	2004	1.4 Acres @ Village Cemetery	6,456	6,456		
	2004	19 Acres @ Riverbank Cemetery	1,134	1,134		
	2004	2.5 Acres @ West Branch Cemetery	9,552	9,552		
	2007	Cemetery Road Waterline	18,893			18,893
	2018	Riverside Cemetery Well	12,962			12,962
Cemetery Total			74,544			
Gravel Pit	1982	30 Acres @ Nebraska Valley Gravel Pit	150,000	150,000		
	2019	Land 2409 Nebrska Vllly Rd gravel 3.5	317,648	317,648		
Gravel Pit Total			467,648			
Highway Garage	1978	.87 Acres @ River Rd near Hwy garage	28,922	28,922		
Highway Garage Total			28,922			
Mayo Farm	1995	224 Acres @ Mayo Farm	1,125,000	1,125,000		
Mayo Farm Total			1,125,000			
Mayo Farm Events Field	1998	Mayo Farm Events Field Improvements	6,080			6,080
	2007	Events Field A & B Improvements	153,792			153,792
	2014	Mayo Farm Events Field Improvements	216,144			216,144
Mayo Farm Events Field Total			376,015			
Memorial Park	1976	14 acres @ Memorial Park	52,400	52,400		
Memorial Park Total			52,400			
Moscow Garage	2004	2 Acres @ Town Garage, Moscow Road	24,558	24,558		
Moscow Garage Total			24,558			
Moscow Rec Field	1998	Moscow Rec Field - 4.7 Acres @ Moscow Ro	27,794	27,794		
Moscow Rec Field Total			27,794			
Nichols Easement	2004	Nichols Easement	125,000		125,000	
Nichols Easement Total			125,000			
Public Safety Building	2004	1.45 Acres @ Fire/Police Buildings	61,389	61,389		
	2009	Public Safety Building - Easement	5,000		5,000	
Public Safety Building Total			66,389			
Recreation Park Bridge	2017	Quiet Path Bridge	152,789			152,789
Recreation Park Bridge Total			152,789			
Recreation Path	1984	1.99 Acres @ Start of Rec Path	23,517	23,517		
Recreation Path Total			23,517			
Ski Museum	1965	Ski Musuem Parking Lot	34,138	34,138		
	2002	VT Ski Museum .1 acre	40,000	40,000		
Ski Museum Total			74,138			
Sledding Hill	2013	Sledding Hill	311,330	311,330		
Sledding Hill Total			311,330			
Sterling Forest	1989	3.8 Acres @ Sterling Gorge Road	50,000	50,000		
	1994	Sterling Forest - Tricentennial	635,000	635,000		
	2004	1505 Acres @ Sterling Valley Road	50,000	50,000		
Sterling Forest Total			735,000			
Sunset Rock	1999	23 Acres @ Tabor Hill Road-Sunset Rock	350,000	350,000		
Sunset Rock Total			350,000			
Tennis Courts	2003	Repair Tennis Courts	9,847			9,847
	2004	Public Tennis Court Repairs @ HS	40,894			40,894
Tennis Courts Total			50,741			
Thompson Park	1986	Thompson Pkg Lot - 7.75 Acres @ Mt. Rd	120,044	120,044		
Thompson Park Total			120,044			
Town Green	2000	Town Green -.07 Acres @104 main street	225,000	225,000		

	2002 Bournes Texaco Parking Lot	23,161			23,161
	2003 Bournes Texaco Parking Lot	33,013			33,013
Town Green Total		281,174			
Union Bank Parking	2002 Union Bank Parking	12,272			12,272
	2003 Union Bank Parking	2,728			2,728
Union Bank Parking Total		15,000			
Von Bargaen's	2015 Easement - Von Bargaen's Property	1,155		1,155	
Von Bargaen's Total		1,155			
Wastewater	1906 13.25 Acres @ Sewage Plant	61,150	61,150		
	1993 Land - Sewage Plant Parcel ID 8003-20	41,451	41,451		
	1995 Land - Sewage Plant Parcel ID 8003-30	1,272	1,272		
Wastewater Total		103,873			
Other	1905 15.6 Acres @ Maple St (Hayes Lot)	12,000	12,000		
	1975 35 AC (Cobb Lot)	1,000	1,000		
	1975 Land - Burt Spr Lot	3,647	3,647		
	1976 Stowe Hollow Spring -11.1 Acres @ Stowe	20,000	20,000		
	1986 2 Acres @ Gold Brook Road	14,277	14,277		
	1995 Land - Prahl Lot	4,000	4,000		
	2004 6.91Acres @ Transfer Station	16,791	16,791		
	2004 Stump Dump - 25 Acres @ Adams Mill Road	71,715	71,715		
Other		143,430			
Grand Total		7,161,891	5,438,338	816,755	906,798

2007

Description	Cost
Highway	11,092,642.95
2007	482,302.69
Gold Brook Road Overlay	105,829.90
Nebraska Valley Road Overlay	85,871.55
Rebuild Notch Brook Road	175,680.84
Upgrade Percy Hill Road	114,920.40
2009	480,604.12
Grind & Pave Nebraska Valley Rd	191,225.59
Pave Cape Cod Road - Overlay	59,201.40
Pave Maple Street - Rebuild	62,590.86
Pave Moscow Road - Overlay	109,415.23
School Street Overlay	58,171.04
2010	693,798.72
Cape Cod Road Overlay	65,768.30
Miller Brook Bridge-New Deck	509,650.94
Park Place Overlay	15,918.22
Weeks Hill Road Overlay	34,317.67
West Hill Road Overlay	68,143.59
2011	464,360.81
Main St. Overlay	22,120.00
Mountain Road Sidewalk	273,589.89
Stagecoach -Upgrade Culvert	168,650.92
2012	227,144.00
Mayo Farm - Rebuild	141,717.50
Pond St. Sidewalk	54,451.50
River Road - overlay	30,975.00
2013	379,134.99
Cemetery Road Reconstruction	185,383.76
Stowe Hollow Rd. Paving	193,751.23
2014	600,171.11
Barrows Road - Rebuild	499,370.73
Barrows road Guard Rails	21,888.00
Thomas Lane (Rte 100 to Depot)	37,626.88
Village Sidewalk Pavers	41,285.50
2015	4,285,005.11
Dewey Bridge	3,509,766.64
Heyer Bridge Reconstruction	38,039.11
Luce Hill Paving - Barrows to Trapp Hill	175,472.87
Moscow Bridge Rail Repair	63,909.33
Mtn Rd Sidewalk - Cape Cod to Gale Ctr	398,995.31
Paving Near Dewey Bridge	40,722.85
Rte 100/Main St.	47,284.00
Sidewalk Extension at Dewey Bridge	10,815.00
2016	685,139.52
Cape Cod Rd Culvert Rehab (Invert)	32,052.50
Depot St. Sidewalk Paving	23,578.75
Luce Hill Overlay - Barrows to Mtn Rd	55,990.69
Luce Hill Rd. Culvert Rehab (Invert)	45,796.88
Moscow Road Overlay	22,071.64
Randolph Road Reclamation	152,939.21
S. Main St. Sidewalk Paving	19,434.25
Sanborn Road Culvert	48,000.00
South Main St. Overlay	30,113.32
Stowe Hollow Rd Guardrails	33,245.50
Stowe Hollow Rebuild - School St to Cov	221,916.78
2017	359,752.17
Cape Cod Road Reclaim & Pave	109,731.11
Sugarbush Lane Culvert Replacement	38,273.06
Trapp Hill Road Reclaim & Pave	211,748.00
2018	601,277.96
Cliff Street Guardrail	9,702.00
Lower Sanborn paving all sect	23,297.03
Stagecoach paving all sect	333,564.13
Stagecoach Rd Culverts	7,478.47
Stowe Hollow paving 2 sect	215,487.63
Waterworks Road Bridge replacement	11,748.70
2019	378,670.01
Lower Sanborn Culvert Grant Aid	35,196.43
North Hollow Culvert Phase II	15,835.29
North hollow Culvert replace Phase 1	17,670.64

Description
Parks, Buildings and Grounds
2009
Rec Path Paving - 2009
2013
Sewer/Water Line to Parks Building
2016
Rec Path Reconstruction - 108 to Br. 6
2018
Cady Hill trails Restoration

West Hill Paving Mayo Farm	309,967.65
2020	67,907.00
Hwy-Depot St Culvert	49,182.00
Weeks Hill Culvert	18,725.00
2021	549,535.77
Weeks Hill Paving	544,205.75
Weeks Hill Squach Culvert	5,330.02
2022	161,375.48
3212 Stowe Hollow Guard rails	8,740.00
512 Moss Glen Guard rails	8,740.00
Green Mt Inn Culvert	59,084.50
Moscow paying overlay	46,646.46
Moscow Road Bridge Abutment Repairs	38,164.52
2023	676,463.49
Akeley Paving	10,576.95
Elementary School Intersection	36,500.00
Hwy-Barrows Road FedHWY	9,832.00
Luce Hill Bridge Abutment	18,039.67
Mansfield View Paving	248,673.86
Rec Path Parking lights	24,231.21
Thomas Lane Paving	58,578.27
Village Sidewalk Reconstr	270,031.53

Cost
229,022.36
35,658.36
35,658.36
54,402.00
54,402.00
78,801.50
78,801.50
60,160.50
60,160.50

Description	Cost
Public Works	7,655,382.94
2008	87,561.79
Main Street Light Installation Project	87,561.79
2019	1,007,507.48
LV Sidewalk (Rt 100 and River Road Inter	705,033.48
LV Sidewalk/ River Rd. Intersection	52,426.00
RecPath Btw Bridge 1&2	154,305.00
Street Lights	95,743.00
2021	4,898,178.63
S/U Sidewalk Reconstruction	2,851,541.76
S/U Utility Conduit	2,046,636.87
2022	1,662,135.04
Hwy-Stagecoach CA0622	1,328,795.24
S/U S.Main St. Reconstruction	333,339.80

FEMA		FEMA Claims	FHW Claims	Total
	May-01 Flood			
	Jul-04 Flood	\$ 349,273		\$ 349,273
	Apr-12 Flood	\$ 561,899		\$ 561,899
	Aug-12 Hurricane Irene	\$ 512,645		\$ 512,645
	Oct-17 Flood	\$ 162,013		\$ 162,013
	Nov-19 Flood	\$ 169,725		\$ 169,725
	Jul-23 Flood	\$ 51,396	\$ 122,202	\$ 173,598
	Dec-23 Flood	\$ 37,407	\$ 25,636	\$ 63,043
	Jun-24 Flood	\$ 1,184,549		\$ 1,184,549
	Jul-24 Flood	\$ 1,922,133	\$ 55,343	\$ 1,977,476
Total		\$ 4,951,040	\$ 203,181	\$ 5,154,221

HHS

May-20 COVID	\$ 190,256
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Insurance Claims		Year	VLCT PACIF
Arsonist	Parks Garage Library	2017	\$ 76,349
Sprinkler Damage	Library	2019	\$ 770,900
Total			\$ 847,249

REGIONAL PLAN SURVEY



LAMOILLE COUNTY PLANNING COMMISSION

WE WANT TO HEAR FROM YOU!

LCPC is updating the
County's Regional Plan and
we need your input. Your
responses will help us plan for
the future you want to see.

TOPICS COVERED:

- Flood resiliency and Recovery
- Economic growth
- Land use
- Housing development

WHAT IS A REGIONAL PLAN?

The Lamoille County Regional Plan is a policy and reference guide developed to address issues of common concern among the municipalities of the region.



SCAN TO ACCESS THE SURVEY

QR code will take you to
<https://www.surveymonkey.com/r/CBBRR3Y>

What is a Regional Planning Commission and who is LCPC?

The Lamoille County Planning Commission (LCPC) is one of 11 Regional Planning Commissions serving Vermont's local communities. LCPC operates under the Vermont Municipal and Regional Planning & Development Act and its adopted bylaws.

What do we do?

The Lamoille County Planning Commission ensures the protection of the region's environment and conservation of natural resources, and facilitates sustainable economic development for the benefit of all residents and visitors through a coordinated and cooperative planning process at the local level.

Why do we need to hear from you?

The LCPC is required to prepare a regional plan every eight years by soliciting input from member municipalities, regional organizations, and the general public.



NOTICE

INITIAL ACT 250 APPLICATION FILING

Schedule G

State of Vermont
Land Use Review Board
District 5 Environmental Commission
10 Baldwin Street
Montpelier, VT 05633-3201
<https://act250.vermont.gov/>

Today's Date: April 4, 2025
Date Application Submitted: April 3, 2025
Date Application Received: April 4, 2025
Application Number: 5L1338(Altered)-40A

Spruce Peak Realty, LLC
Attn: Sam Gaines
7320 Mt Road
Stowe, VT 05672

The above Applicant(s) filed an application pursuant to 10 V.S.A. § 6000 et seq. ("Act 250") for the following project:

Reduce the originally approved square footage of Building C (now named The Mansfield House) from 156,398 sq. ft. to 122, 889 sq. ft. and lower the original approved height from 75 ft to 63 ft.

There are no proposed changes to the original landscaping plans and the original outside residential unit balconies have now been eliminated.

The original number of 56 residential units and the related 56 underground parking spaces remain unchanged.

The project is located at 192 Red Sled Drive in the town of Stowe.

In compliance with 10 V.S.A. § 6084

(<https://legislature.vermont.gov/statutes/section/10/151/06084>), this Schedule G has been sent to the municipality, the municipal and regional planning commissions in which the land is located, the Vermont Agency of Natural Resources Office of Planning, and any adjacent Vermont municipality, municipal or regional planning commission if the land is located on a municipal boundary. **This notice should be posted with other legal notices in the town office.**

This application (5L1338(Altered)-40A) can be viewed on the public Act 250 Database online ([https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5L1338\(Altered\)-40A](https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5L1338(Altered)-40A)).

Schedule G Notice of Initial Application Filing, 5L1338(Altered)-40A
Spruce Peak Realty, LLC, Attn: Sam Gaines
Stowe
Page 2

In the event you wish to receive further notice concerning this application, please contact:

Act 250 District 5 Office
10 Baldwin Street
Montpelier, VT 05633-3201
Tel: 802-476-0185
Act250.Montpelier@vermont.gov



LAND USE PERMIT

ADMINISTRATIVE AMENDMENT

5L0775-7F

State of Vermont Land Use Review Board
District 5 Environmental Commission
10 Baldwin Street, Montpelier, VT 05633-3201
<https://act250.vermont.gov/>

Stephen and Kathryn Frank
1258 Denbigh Lane
Radnor, PA 19087

PERMIT NUMBER:
5L0775-7F
LAW/REGULATIONS INVOLVED:
10 V.S.A. §§ 6000 – 6111 (Act 250)
Act 250 Rule 34(D)

The District 5 Environmental Commission hereby issues Land Use Permit Amendment 5L0775-7F pursuant to the authority vested in it by 10 V.S.A. §§ 6001-6111. This permit amendment applies to the lands identified in Book 1243, Page 127 of the land records of Stowe, Vermont. This permit specifically incorporates Wastewater System and Potable Water Supply Permit WW-5-2614-1 which authorized an increase in bedrooms in Building 14 (on Lot 5) from 9 to 11, including an increase from three bedrooms to four bedrooms in Unit #33. The project is located within the Covered Bridge Condominium Development Phase III, Upper Brook Road, Stowe, Vermont.

1. This permit hereby incorporates all of the conditions of Wastewater System and Potable Water Supply Permit WW-5-2614-1 issued on May 8, 2006 by the Drinking Water and Groundwater Protection Division, Department of Environmental Conservation, Agency of Natural Resources.
2. Except as amended herein, all terms and conditions of Land Use Permit 5L0775 and subsequent amendments remain in full force and effect.

Dated this 23rd day of April 2025.

By: /s/ Susan Baird
Susan Baird, District Coordinator
District 5 Environmental Commission
10 Baldwin Street, Montpelier, VT 05633-3201
802-522-6428
susan.baird@vermont.gov

This permit is issued pursuant to Act 250 Rule 34(D), Administrative Amendments, which authorizes a district coordinator, on behalf of the District Commission, to "amend a permit without notice or hearing when an amendment is necessary for record-keeping purposes or to provide authorization for minor revisions to permitted projects raising no likelihood of impacts under the criteria of the Act." The rule also provides that all parties of record and current adjoining landowners shall receive a copy of any administrative amendment.

Prior to any appeal of this Administrative Amendment to the Superior Court, Environmental Division, the applicant, or a party must file a motion to alter with the District Commission within 15 days from the date of this Administrative Amendment, pursuant to Act 250 Rule 34(D)(2).



CERTIFICATE OF SERVICE

I hereby certify that I, Catherine Gott, Land Use Review Board Technician, District 5 Environmental Commission, sent a copy of the foregoing ACT 250 LAND USE PERMIT AMENDMENT 5L0775-7F by U.S. Mail, postage prepaid, on this April 23, 2025, to the following individuals without email addresses and by electronic mail, to the following individuals with email addresses:

Note: Any recipient may change its preferred method of receiving notices and other documents by contacting the District Office staff at the mailing address or email below. If you have elected to receive notices and other documents by email, it is your responsibility to notify our office of any email address changes.

Stephen Frank
1258 Denbigh Lane
Radnor, PA 19087
sgf102663@gmail.com

Stephen & Kathryn Frank
1258 Denbigh Lane
Radnor, PA 19087

Grenier Engineering
Attn: Sarah Heneghan
PO Box 445
Waterbury, VT 05676
sarah@grenierengineering.com

Grenier Engineering
Attn: Chris Austin
chris@grenierengineering.com

Stowe Selectboard
PO Box 730
Stowe, VT 05672
wfricke@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@lcpvvt.org
georgeana@lcpvvt.org

Agency of Natural Resources
1 National Life Drive, Davis 2
Montpelier, VT 05620-3901
anr.act250@vermont.gov

FOR INFORMATION ONLY

Attn: Jeremy Reed
District 5 Environmental Commission
10 Baldwin Street
Montpelier, VT 05633-3201
Act250.Montpelier@vermont.gov
Act250.Agenda@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

ADJOINING LANDOWNERS

Covered Bridge Condominium Phase III
Homeowners Assoc.
PO Box 3689
Stowe, VT 05672

John Springer- Miller
PO Box 1262
Stowe, VT 05672

Covered Bridge Phase II Homeowners
Assoc.
Attn: c/o Stackpole & Fren
PO Box 819
Stowe, VT 05672

Covered Bridge Highlands Condo Assoc.
PO Box 914
Stowe, VT 05672

Wildewood Homeowners Association, Inc.
1876 North Street
Montpelier, VT 05602

Dated this April 23, 2025.

/s/ Catherine Gott
Catherine Gott
Land Use Review Board Technician
802-476-0185
Act250.Montpelier@vermont.gov



NOTICE

INITIAL ACT 250 APPLICATION FILING

Schedule G

State of Vermont
Land Use Review Board
District 5 Environmental Commission
10 Baldwin Street
Montpelier, VT 05633-3201
<https://act250.vermont.gov/>

Today's Date: April 21, 2025

Date Application Submitted: April 8, 2025

Date Application Received: April 9, 2025

Application Number: 5L0775-7F

Stephen Frank
1258 Denbigh Lane
Radnor, PA 19087

The above Applicant(s) filed an application pursuant to 10 V.S.A. § 6000 et seq. ("Act 250") for the following project:

To incorporate issued WW permit (WW-5-2614-1) which was issued in 2006, authorized an increase in bedrooms for the building from 9 to 11 in Building 14. This included increase from three bedrooms to four bedrooms in Unit #33 (Building #14) of the Covered Bridge Condominium Development Phase III. Please note that a similar administrative amendment was previously issued to incorporate an increase in bedrooms in adjacent Building #12. This application is to do the same for Building #14.

The project is located at 60 McLane Road in the town of Stowe.

In compliance with 10 V.S.A. § 6084

(<https://legislature.vermont.gov/statutes/section/10/151/06084>), this Schedule G has been sent to the municipality, the municipal and regional planning commissions in which the land is located, the Vermont Agency of Natural Resources Office of Planning, and any adjacent Vermont municipality, municipal or regional planning commission if the land is located on a municipal boundary. **This notice should be posted with other legal notices in the town office.** This application 5L0775-7F can be viewed on the public Act 250 Database online at <https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5L0775-7F>.

In the event you wish to receive further notice concerning this application, please contact:

Act 250 District 5 Office
10 Baldwin Street
Montpelier, VT 05633-3201
Tel: 802-476-0185
Act250.Montpelier@vermont.gov





LAND USE PERMIT AMENDMENT

State of Vermont Land Use Review Board
District 5 Environmental Commission
10 Baldwin Street, Montpelier, VT 05633-3201
<https://act250.vermont.gov/>

This is a **PROPOSED** permit; please submit any written comments to Susan Baird, District Coordinator at susan.baird@vermont.gov and Act250.Montpelier@vermont.gov by **April 29, 2025**.

Michael Gallerstein
dba LC1 Owner Stowe VT LLC
40 Court Street
Portsmouth, NH 03801

PERMIT NUMBER:
5L0371-14
LAW/REGULATIONS INVOLVED:
10 V.S.A. §§ 6000 – 6111 (Act 250)

The District 5 Environmental Commission hereby issues Land Use Permit amendment 5L0371-14, pursuant to the authority vested in it by 10 V.S.A. §§ 6001-6111. This permit amendment applies to the lands identified in Book 1178, Page 295 of the land records of Stowe, Vermont as the subject of a deed to LC1 Owner Stowe VT LLC. This permit specifically authorizes the demolition of the historic house on the "1865 House Lot" located at 591 Mountain Road in Stowe, Vermont. No subsequent development of the 1.23 acres is currently proposed or authorized.

Jurisdiction attaches because the project constitutes a material change pursuant to Act 250 rule 2(C)(6) and thus requires a permit amendment pursuant to Act 250 Rule 34.

1. The Permittee and his assigns and successors in interest are obligated by this permit to complete, operate, and maintain the project as approved by the District Commission (the "Commission") in accordance with the following conditions.
2. The project shall be completed, operated, and maintained in accordance with the conditions of this permit and the permit application, plans, and exhibits on file with the Commission. In the event of any conflict, the terms and conditions of this permit [and the conclusions in the findings] shall supersede the approved plans and exhibits. The approved plans are:
"Subdivision Survey-Lot B", dated June 2024 (Exhibit 3); and
Sheet C-1 - "Building Elevations", dated 10.20.23 (Exhibit 4).
3. All conditions of Land Use Permit 5L0371 and amendments are in full force and effect except as further amended herein.
4. Representatives of the State of Vermont shall have access to the property covered by this permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental and health statutes and regulations and with this permit.
5. A copy of this permit and plans shall be on the site at all times throughout the construction process.

6. No change shall be made to the design, operation, or use of this project without a permit amendment issued by the Commission or a jurisdictional opinion from the District Coordinator that a permit amendment is not required.
7. No further subdivision, alteration, or development on the tract of land approved herein shall be permitted without a permit amendment issued by the Commission or a jurisdictional opinion from the District Coordinator that a permit is not required.
8. Pursuant to 10 V.S.A. § 8005(c), the Commission or the Land Use Review Board may at any time require that the permit holder file an affidavit certifying that the Project is in compliance with the terms of this permit.
9. The conditions of this permit and the land uses permitted herein shall run with the land and are binding upon and enforceable against the Permittee and his successors and assigns.
10. Mitigation Stipulation 1 Contextual Research: The Permittee shall employ Historic Preservation Consultant Polly Allen to develop a detailed research program documenting the twentieth century evolution of the Mountain Road from a primarily agriculturally based hinterland corridor to an increasingly ski-related tourist artery. Research will be conducted at repositories including the Stowe Historical Society, Vermont Ski Museum, Stowe Town Office, VDHP Online Resource Center, and other repositories as necessary. Research will also include intensive periodicals and primary source review, in order to plot the changing commercial and functional built environment and economic landscape of the area. Ms. Allen will also conduct focused oral interviews with knowledgeable parties with background and information regarding the evolution of the corridor. This research program will provide the foundational material source for the Technical Report developed under Stipulation 2.
11. Mitigation Stipulation 2: Draft and Final Technical Report Development: Based upon the research program developed under Stipulation 1, Ms. Allen will develop a Technical Report that conveys the contextual development of Mountain Road. The reporting will include a broad framing narrative supported by photos, maps, aerial images, and other pertinent visual depictions that convey the significant themes of development. While the technical report will be scholarly in nature, it will be developed to appeal to a broad interested audience, including both Stowe residents and visitors. The report will be submitted as a Draft to VDHP, who will have 30 days to comment, before the report is finalized. A digital copy of the finished report will be submitted to VDHP and other interested repositories including the Stowe Historical Society, Vermont Ski Museum, and others identified through research.
12. Demolition hours shall be limited to Monday through Friday from 7:00 AM to 6:00 PM, and 8:00 AM to 5:00 PM on Saturday with no demolition on Sunday and state and federal holidays.
13. At a minimum, the Permittee shall comply with the Vermont Department of Environmental Conservation's *Low Risk Site Handbook for Erosion Prevention and Sediment Control* (February 2020).
14. The Permittee shall comply with the exhibits for erosion prevention and sediment control. The Permittee shall prevent the transport of any sediment beyond that area necessary for construction approved herein. All erosion prevention and sediment control devices shall be periodically cleaned, replaced, and maintained until vegetation is permanently established on all slopes and disturbed areas.

15. All mulch, siltation dams, water bars and other temporary devices shall be installed immediately upon grading and shall be maintained until all permanent vegetation is established on all slopes and disturbed areas.
16. All disturbed areas of the site shall be stabilized, seeded, and mulched immediately upon completion of final grading.
17. In addition to conformance with all erosion prevention and sediment control conditions, the Permittee shall not cause, permit, or allow the discharge of waste material into any surface waters. Compliance with the requirements of this condition does not absolve the Permittee from compliance with 10 V.S.A. (§§ 1250-1284) Chapter 47, Vermont's Water Pollution Control Law.
18. Any extracted stumps shall be disposed of on-site above the seasonal high-water table and not in any wetland, or at a state-certified stump and inert waste disposal facility, so as to prevent groundwater pollution.
19. The Permittee shall provide each prospective purchaser of any interest in this project a copy of the Land Use Permit amendment before entering into any written contract of sale.
20. Pursuant to 10 V.S.A. § 6090(b)(1), this permit amendment is hereby issued for an indefinite term, as long as there is compliance with the conditions herein. Notwithstanding any other provision herein, this permit shall expire three years from the date of issuance if the Permittees has not commenced construction and made substantial progress toward completion within the three-year period in accordance with 10 V.S.A. § 6091(b).
21. All demolition and associated site work shall be completed in accordance with the approved plans by October 15, 2027, unless an extension of this date is approved in writing by the Commission. Such requests to extend must be filed prior to the deadline and approval may be granted without a public hearing.
22. Failure to comply with any condition herein may be grounds for permit revocation pursuant to 10 V.S.A. sec. 6027(g).

Dated this day of 2025.

By _____
Jeremy Reed, Vice Chair
District 5 Environmental Commission

Commissioners participating in this decision:
Gary Nolan
Patrick Ripley

Any party, or person denied party status, may file within 15 days from the date of a decision of the District Commission one and only one motion to alter with respect to the decision, pursuant to Act 250 Rule 31(A). Under Rule 31(A), no party, or person denied party status, may file a motion to alter a District Commission decision concerning or resulting from a motion to alter. Per Rule 31(A)(3), the running of the time for filing a notice of appeal is terminated as to all parties by a timely motion to alter.

Any person aggrieved by an act or decision of a District Commission or District Coordinator, or any party by right, may appeal to the Environmental Division of Vermont Superior Court within 30 days of the act or decision pursuant to 10 V.S.A. § 8504. Such appeals are governed by Rule 5 of the Vermont Rules for Environmental Court Proceedings. The appellant must file a notice of appeal with the clerk of the court and pay any fee required under 32 V.S.A. § 1431.

The appellant must also serve a copy of the Notice of Appeal on the Land Use Review Board and on other parties in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings. The Land Use Review Board's copy may be sent to act250.legal@vermont.gov and/or 10 Baldwin Street, Montpelier, VT 05633-3201.

Note, there are certain limitations on the right to appeal, including on interlocutory appeals. See, e.g., 10 V.S.A. § 8504(k), 3 V.S.A. § 815, and Vermont Rule of Appellate Procedure 5. There shall be no appeal from a District Commission decision when the Commission has issued a permit and no hearing was requested or held, or no motion to alter was filed following the issuance of an administrative amendment. 10 V.S.A. § 8504(k)(1). If a District Commission issues a partial decision under 10 V.S.A. § 6086(b), any appeal of that decision must be taken with 30 days of the date of that decision. 10 V.S.A. § 8504(k)(3). For additional information on filing appeals, see the Court's website at: <http://www.vermontjudiciary.org/GTC/environmental/default.aspx> or call (802) 951-1740. The Court's mailing address is Vermont Superior Court, Environmental Division, 32 Cherry Street, 2nd Floor, Suite 303, Burlington, VT 05401.

The foregoing statements regarding motions to alter and appeals are intended for informational purposes only. They neither supplant nor augment any rights or obligations provided for by law nor do they constitute a complete statement of the rights or obligations of any person or party.



ACT 250 NOTICE

MINOR APPLICATION 5L0371-14

10 V.S.A. §§ 6000 – 6111

State of Vermont Land Use Review Board
District 5 Environmental Commission
10 Baldwin Street, Montpelier, VT 05633-3201
<https://act250.vermont.gov/>

On March 5, 2025, Application 5L0371-14 was filed by Michael Gallerstein dba LC1 Owner Stowe VT LLC, 40 Court Street, Portsmouth, NH 03801 and deemed complete on March 22, 2025. The project is generally described as the demolition of the historic house on the "1865 House Lot" located at 591 Mountain Road in Stowe, Vermont. No subsequent development of the 1.23 acres is currently proposed.

The District 5 Environmental Commission is reviewing this application under Act 250 Rule 51 - Minor Application Procedures. This application can be viewed on the Act 250 Database <https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5L0371-14>.

No hearing will be held, and a permit may be issued unless, on or before **April 29, 2025**, a person notifies the Commission of an issue or issues requiring the presentation of evidence at a hearing or the Commission sets the matter for a hearing on its own motion. Any person as defined in 10 V.S.A. § 6085(c)(1) may request a hearing. Any hearing request must be in writing, must state the criteria or sub-criteria at issue, why a hearing is required and what additional evidence will be presented at the hearing. Any hearing request by an adjoining property owner or other person eligible for party status under 10 V.S.A. § 6085(c)(1)(E) must include a petition for party status under the Act 250 Rules. To request party status and a hearing, fill out the Party Status Petition Form on the Board's website:

<https://act250.vermont.gov/documents/party-status-petition-form>, and email it to the District 5 Office at: Act250.Montpelier@vermont.gov. Prior to submitting a request for a hearing, please contact the District Coordinator listed below for more information. Prior to convening a hearing, the Commission must determine that substantive issues requiring a hearing have been raised. Findings of Fact and Conclusions of Law will not be prepared unless the Commission holds a public hearing.

Should a hearing be held on this project and you have a disability for which you need accommodation in order to participate in this process (including participating in a public hearing, if one is held), please notify us as soon as possible, in order to allow us as much time as possible to accommodate your needs.

Parties entitled to participate are the municipality, the municipal planning commission, the regional planning commission, affected state agencies, and adjoining property owners and other persons to the extent they have a particularized interest that may be affected by the proposed project under the 10 Act 250 Criteria. Non-party participants may be allowed under 10 V.S.A. Section 6085(c)(5).

Dated this 7th day of April 2025.

By: /s/ Susan Baird
Susan Baird, District Coordinator
District 5 Environmental Commission
10 Baldwin Street, Montpelier, VT 05633-3201
802-522-6428
susan.baird@vermont.gov

CERTIFICATE OF SERVICE

I hereby certify that I, Catherine Gott, Land Use Review Board Technician, District 5 Environmental Commission, sent a copy of the foregoing **ACT 250 NOTICE FOR MINOR APPLICATION 5L0371-14** by U.S. Mail, postage prepaid, on April 7, 2025 to the following individuals without email addresses and by electronic mail, to the following with email addresses:

Note: Any recipient may change its preferred method of receiving notices and other documents by contacting the District Office staff at the mailing address or email below. If you have elected to receive notices and other documents by email, it is your responsibility to notify our office of any email address changes.

LC1 Owner Stowe VT LLC
Attn: Michael Gallerstein
40 Court Street
Portsmouth, NH 03801
mike@lark-capital.com

LC1 Owner Stowe LLC
40 Court Street
Portsmouth, NH 03801
mike@lark-capital.com

Mumley Engineering, Inc.
Attn: Tyler Mumley
PO Box 68
Morrisville, VT 05661
tyler@mumleyinc.com

Stowe Selectboard
PO Box 730
Stowe, VT 05672
wfricke@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@lcpvvt.org
georgeana@lcpvvt.org

Agency of Natural Resources
1 National Life Drive, Davis 2
Montpelier, VT 05620-3901
anr.act250@vermont.gov

FOR INFORMATION ONLY

Attn: Jeremy Reed, Gary Nolan, Patrick Ripley
District 5 Environmental Commission
10 Baldwin Street
Montpelier, VT 05633-3201
Act250.Montpelier@vermont.gov
act250.agenda@vermont.gov

Stowe Reporter
bryan@newsandcitizen.com

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 v

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

ADJOINING LANDOWNERS

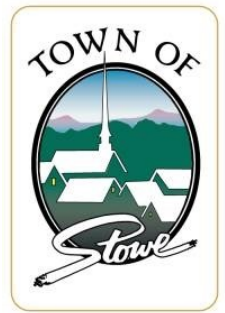
TJVT LLC
PO Box 1507
Stowe, VT 05672

Great Bend LLC
c/o Ron Biederman
400 Country Lane
Shelburne, VT 05482

Butternut Common LLC
PO Box 427
Stowe, VT 05672

Dated this 7th day of April 2025.

/s/ Catherine Gott
Catherine Gott
Land Use Review Board Technician
802-476-0185
Act250.Montpelier@vermont.gov



Town of Stowe
Development Review Board
Meeting Minutes – March 18, 2025

A regular meeting of the Development Review Board was held on Tuesday, March 18, 2025, 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, Mary Black, Andrew Volansky, David Kelly, Peter Roberts, Patricia Gabel, and Tom Hand

Staff Present: Ryan Morrison – Deputy Zoning Administrator, Kayla Hedberg-Planning and Zoning Assistant, Sarah McShane – Planning & Zoning Director

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

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

Deliberative Session: Reopen Project 7495

T. Hand made a motion to enter the deliberative session at approximately 5:06pm. M. Black seconded. The motion passed unanimously. The DRB entered deliberative session. Meeting participants exited the room, remote participants were put in the waiting room. The board exited deliberative session at approximately 5:48pm.

Upon returning from the deliberative session D. Clymer addressed Applicant’s T. Mumley and G. Mink. D. Clymer explained that the board was prepared to submit specific details outlining the additional testimony they would like to hear should the hearing be reopened. A special date of May 13, 2025, was proposed. T. Mumley inquired if he and G. Mink could discuss. After their discussion, T. Mumley and G. Mink requested the DRB not proceed with reopening the hearing.

Approval of Minutes:

M. Black motioned to approve the minutes of the prior meeting. P. Roberts seconded the motion. The motion passed unanimously.

Project #: 7534

Owner: Robert Chase

Tax Parcel #: 06-033.000

Location: 332 Luce Hill Rd

Project: Final Review of 3 Unit PRD & Double Setback Waiver

Zoning: RR5

(DRB members participating: D. Clymer, M. Black, T. Hand, P. Roberts, D. Kelly, and P. Gabel. A. Volansky recused himself.)

D. Clymer opened the hearing for Project 7534. T. Mumley, R. Barnett, A. Volansky and B. Chase were present for the applicant. Three audience members claimed interested person status. All parties were sworn in.

Interested Persons:

Terry and Gail Spear	Joyce Blanker Stonybrook Court HOA
115 Bouchard Rd	201 Stonybrook Ln
Stowe, VT 05672	Stowe, Vt 05672

D. Clymer discussed the need for a boundary survey to verify the parcel size and the need for a revised site plan before moving forward. After discussing this with T. Mumley, the board decided to move forward with the application addressing the deficiencies in the application and the need for a survey. T. Mumley explained that they are basing their application on the deed which says its 15 acres.

T. Mumley explained that there is a historic residential structure already on the property, and they propose the addition of two more residential sites, per density standards. T. Mumley explained they are also seeking a double setback waiver to allow for a buffer between the proposed building sites and the Meadowland Overlay District.

T. Hand questioned screening in the area as it applies to the planned residential development and front yard setbacks. T. Mumley explained that there were no immediate neighbors in the area. To the west, is conserved land, to the north is farm and prime agricultural, to the east is the river, and to the south is open space for Stonybrook.

T. Spear mentioned that keeping the proposed houses closer to the road would improve the view.

T. Mumley stated they would be adding some red maples for additional screening and pulling the buildings away from the meadow to keep the natural beauty of the area.

D. Clymer reminded T. Mumley that there is a historic structure on the property and plans would need to be reviewed by the HPC.

P. Roberts reiterated that the applicant needs to demonstrate that the property is at least 15 acres and that the project density is contingent upon this verification.

D. Clymer asked T. Mumley if the property was 15 acres. T. Mumley stated that the deed says plus or minus 15 acres.

D. Clymer moved on to water and sewer. T. Mumley explained the current building is serviced by municipal water. A. Volansky stated H. Shepard (DPW) was okay with connection to municipal water and onsite wastewater.

D. Clymer asked for clarification regarding the Stonybrook condo's connection to municipal water and sewer. T. Mumley was unsure. J. Blanker confirmed that the Stonybrook condos are connected to municipal water and sewer.

T. Hand inquired about the intended PRD. T. Mumley confirmed that there were no proposed buildings at this time.

T. Spear sought clarification regarding potential future buildings and whether they would require DRB approval. D. Clymer indicated that the board could impose conditions, or the applicant could

submit conceptual drawings for review.

P. Roberts asked whether their property would remain as a single lot. T. Mumley clarified that they were not proposing the creation of subdivided lots or adjustments to existing property lines.

A. Volansky explained that the request is to reduce the required double setback from 140 feet to 100 feet.

T. Hand inquired about the depth of the building zone. T. Mumley provided a measurement of approximately 67 feet. A. Volansky further explained that the setback waiver would provide greater flexibility in the design.

D. Clymer inquired whether the current owner intended to retain ownership, and T. Hand subsequently sought clarification regarding potential future sales. T. Mumley responded by confirming that the current owner plans to maintain ownership of the property. If the owner decides to sell in the future, the property would be sold as condominium. T. Mumley indicated there are currently no draft HOA documents available, though they are open to submitting a drafted HOA agreement for review.

T. Hand inquired whether the building zone extends to the meadowland. A. Volansky clarified that the building zone has been intentionally designed to be larger than the building footprint.

P. Roberts inquired about the cornfields used by the Percy family. T. Mumley explained that the use of the fields is contingent upon the agreement of the property owners.

D. Clymer requested that T. Mumley address the stormwater plans. T. Mumley explained that the project does not meet the thresholds required to trigger a stormwater review. They do not have formal designs, but they do intend to implement typical stormwater controls.

T. Hand made a motion to continue the hearing to July 15, 2025. M. Black seconded the motion. The motion passed unanimously.

Project #: 7496

Owner: NR Holdings LLC

Tax Parcel #: 07-299.000

Location: 754 River Rd

Project: Final Review of 4-lot Subdivision

Zoning: RR2

D. Clymer opened the hearing for Project 7496. The applicants N. Riley and P. Riley were present and sworn in at 7:25pm.

N. Riley provided an overview of the project describing it as a 4-lot residential subdivision and lot line adjustment on a 13-acre parcel. The proposal includes two 2-acre lots on River Road and two larger lots on higher elevations. N. Riley discussed that the layout minimizes impact on wildlife corridors and habitat. N. Riley explained that their goal was to reduce fragmentation, limiting clearing to a minimum of 10 percent, preserving prominent trees, working within previously cleared areas and maintaining the wildlife corridor.

D. Clymer reviewed the dimensional requirements, lot configurations, building zones, fire protection access, and utilities. T. Hand raised concerns about the irregular shape of Lot 1 and fire department access to the upper lots. The applicant agreed to document compliance with fire department road standards as a condition.

P. Riley explained that the road was constructed in 2000 with an 18-inch culvert. N. Riley clarified that Willow Tree Lane, a private drive providing access through Lot 4, is already in place and has been updated. Additionally, an existing easement and road maintenance agreement are in place. N. Riley stated they would be open to conditions regarding the road.

D. Clymer inquired about the setbacks. N. Riley confirmed that the setbacks are at least 100 feet between buildings.

T. Hand inquired whether a site plan was available that included all relevant informational layers. N. Riley responded that he does not have a single combined document. However, he confirmed that the well and septic components will remain in their current locations.

D. Clymer asked what the estimated impervious surface is. N. Riley explained it was around 8,000 square feet, which is 1/5 an acre across the entire parcel including changes which include building zones, and any additional driveways or parking.

D. Clymer inquired about electrical services. N. Riley explained that the underground electrical lines have already been installed to serve all four lots.

T. Hand made a motion to close the hearing. A. Volansky seconded. The motion passed unanimously.

Project #: 7462 (Cont. from 1/21/25)

Owner: Lc1 Owner Stowe Vt LLC

Tax Parcel #: 7A-101.000

Location: 89 Golden Eagle Dr

Project: 24 Unit PRD & Related Site Improvements

Zoning:VC-30

D. Clymer reopened the hearing for Project 7462. Representing the Applicant were the following individuals: T. Mumley, T. Keene, P. Booth, M. Gallerstein, J. Parsons, S. Kimball, S. Ficke, and Britney Aube.

Interested persons present in the audience, and via Zoom were the following individuals: Tyler Renz, Todd Renz, Tyson Bry, Wendy Renz,

D. Clymer swore in all parties at approximately 8:15pm.

T. Hand questioned how the proposed project fits the character of the area. T. Mumley explained that they were trying to work within the landscape to provide a denser setting, while also leaving areas for open space, and maintaining the village commercial/residential feel.

191
192 D. Clymer inquired about municipal infrastructure. T. Mumley stated that he had been in contact
193 with the Public Work Director, H. Shepard. H. Shepard has indicated they still need to evaluate the
194 need for a booster pump to get the water service up to units 16-24. T. Mumley indicated that there
195 was an issue with how the booster pump would work with the fire hydrants and the Fire Chief isn't
196 willing to give up the fire hydrants. They currently have drilled wells proposed for units 16-24, which
197 would need to be approved by the state.

198
199 D. Clymer continued to the scenic and natural beauty relating to the proposed development
200 project. T. Mumley and J. Parsons explained that the site does not contain significant bear habitat
201 or a crucial deer wintering yard. He noted that while bears and deer may use the area, it lacks
202 specific features that would make it critical habitat for either species. The State's Fish and Wildlife
203 Department has also determined that the project does not warrant mitigation for deer yarding
204 impacts. J. Parsons elaborated on the site's forest composition, explaining why it is not ideal for
205 deer during severe winters, and mentions that recreational use of the area further reduces its value
206 as wildlife habitat.

207
208 Tyler Renz requested confirmation that the board received the photos he submitted showing
209 dozens of deer tracks and inquired whether J. Parsons was a certified wildlife biologist. D. Clymer
210 confirmed receipt of the pictures, and J. Parsons clarified that he is not a certified wildlife biologist.
211 However, he noted that certification is not required by the State of Vermont. He further explained
212 that wildlife certification is a process managed by the Wildlife Society. Additionally, J. Parsons
213 mentioned that he has been accepted as a qualified expert in Act 250 and Environmental Board
214 local hearings to testify on wildlife matters.

215
216 Todd Renz commented that he has lived in the area for over 20 years and has observed numerous
217 deer bedding down and disagrees with the wildlife evaluation.

218
219 Tyler Renz reiterated that he did not agree with J. Parsons evaluation of the wildlife habitat,
220 considering the hundreds of photographs he has taken in the area of deer tracks around the survey
221 stakes.

222
223 D. Clymer mentioned that the Cady Hill Forest is used for outdoor recreation, primarily mountain
224 biking and that the access that comes up from the backyard of the property is going to be
225 maintained as deeded.

226
227 T. Hand asked if they intended to relocate the trail. T. Mumley clarified that there is a 30-foot
228 easement, but the mountain bike trails have meandered and those trails outside the easement
229 could be impacted. T. Mumley explained that the property owner must maintain access through the
230 30-foot easement.

231
232 K. Brenner, Executive Director of Stowe Trails, stated that she felt confident working with the
233 landowner that they can use the right of way along the existing corridor that will access the houses.

234
235 E. Chismark asked if the trails would be open through construction and if they would have to be
236 rerouted, expressing concern over the money spent making these adaptive trails. Todd Renz asked
237 where the temporary reroute would be.

238
239 M. Gallerstein explained that they are committed to maintaining trail access, including for adaptive
240 use, either through the existing 30-foot right-of-way or by creating a temporary reroute during
241 construction. They also agreed to work with the local mountain biking community to ensure
242 continued access.
243
244 K. Brenner explained that to be adaptive compatible the trails must be at least 36 inches wide.
245
246 D. Clymer revisited the matter with the bears inquiring whether the applicant would be open to
247 including a clause in the HOA guidelines that would prohibit street side garbage pickup. The
248 applicant confirmed they could accommodate this request.
249
250 D. Clymer moved onto the view analysis. T. Mumley indicated that they had provided a new view
251 analysis and distributed it to the board.
252
253 P. Boothe provided a recap of the architectural design describing a building in the woods,
254 emphasizing its concept of blending into the surroundings. The design aims to minimize
255 disturbance to the earth and preserve tree canopy.
256
257 P. Gabel expressed concern relating to the amount of glass panels on the proposed buildings and
258 how that aesthetic could be detracting from the historic buildings in the area adjacent.
259
260 P. Boothe explained that the designs are site specific and designed in a way to blend into their
261 environment. The roof is fading away from the downhill side and the materials used are natural
262 woods with stains and the tree canopy is close to the building to help mitigate the reflectivity.
263
264 T. Renz indicated that there was a discrepancy in the placement of the deciduous trees located on
265 site and the coniferous trees shown in the renderings.
266
267 T. Bry expressed concern regarding extra tree clearing.
268
269 D. Clymer explained that the applicant is expected to detail their proposed clearings and if they do
270 not follow the approved plans, and that their certificate of occupancy is contingent on them
271 following the plans approved by the DRB.
272
273 Todd Renz asked about the placement of trees in the renderings and asked what would happen if
274 homeowners decided they wanted to remove trees in the future.
275
276 W. Renz expressed the same concern regarding possible removal of trees once homeowners take
277 possession of the house.
278
279 D. Clymer emphasized that, if the project moves forward, the property owner would be required to
280 adhere to specific conditions, with the clearing limits being enforceable.
281
282 P. Boothe explained that they conducted a detailed tree survey for the immediate foreground on
283 the downhill slope, adjusting the 3D model based on caliper information and tree types.

284
285 T. Hand, and Ty. Renz expressed concerns about the accuracy of the canopy depictions,
286 particularly regarding mature trees with elevated canopies and the number deciduous and
287 coniferous trees.

288
289 P. Boothe acknowledge that while they made their best effort to represent the trees accurately,
290 there may be some limitations in showing every tree, especially smaller ones. P. Boothe discussed
291 the detailed view analysis of the proposed development presenting 3D renderings and
292 comparisons with actual photographs to demonstrate the visual impact of the buildings from
293 various vantage points. P. Booth points out that the buildings are screened by existing trees.

294
295 P. Gabel expressed concern about how visible the proposed homes are going to be.

296
297 A. Volansky noted that they may be trying to apply RHOD standards to a project that does not
298 require it.

299
300 P. Gabel pointed out that the project is adjacent to the historic area and the screening should be
301 addressed to respect the adjacent historic structures.

302
303 Tyler Renz wanted to make sure that the applicant was depicting the correct type of trees in the
304 view studies. D. Clymer noted his concern and clarified that the board had reviewed the view
305 analysis with this issue in mind. The board relied on the applicant's testimony, but they will not
306 indicate whether or not they have met the standard.

307 D. Clymer moved onto the undue water, noise or air pollution. T. Hand noted that construction
308 hours would need to be specified. T. Mumley provided standard construction hours, Monday
309 through Friday 7:00am to 5:00pm; Saturday 8:00am to 4:00pm; with no construction permitted
310 Sunday and Holidays. The construction process would be carried out in three phases, each lasting
311 two years.

312
313 D. Clymer inquired about the necessity of blasting and hammering. T. Mumley responded that
314 further studies would be required to identify which sites would necessitate blasting and
315 hammering. He also stated that, in accordance with the State of Vermont regulations and Act 250
316 permitting, a licensed blasting company would need to be hired to assess the sites and submit a
317 blasting plan.

318
319 Todd Renz expressed concern regarding the absence of geotechnical surveys and potential gaps in
320 the site design, highlighting issues related to the extent of trenching and blasting required. He
321 questioned the potential impact these activities could have on the surrounding area. Additionally,
322 he was concerned about the trees that would have to be removed during excavation. D. Clymer
323 reiterated that they would be held accountable if they deviated from the plan.

324
325 Tyler Renz, a licensed professional engineer in the State of Vermont, stated that he had submitted a
326 soil sample for the project site. He explained that the soil data indicates poor conditions for
327 construction of both roads and dwellings without basements. D. Clymer acknowledged the receipt
328 of his comments.

D. Kelly made a motion to enter deliberative session. A. Volansky seconded; the motion passed unanimously. The board entered deliberative session at approximately 9:56pm.

The board returned from deliberative session at approximately 10:02pm.

D. Clymer explained that a special meeting would be scheduled to continue discussion of this project. He proposed March 25th and April 8th as potential dates for the meeting. The applicant team chose March 25th.

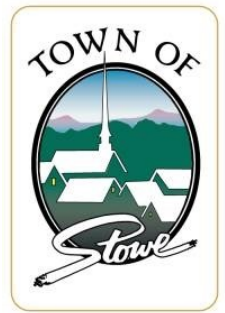
T. Hand made a motion to continue the project to a special meeting date of March 25th, 2025, beginning at 5:00pm. D. Kelly seconded the motion. The motion passed unanimously.

Other Business:

None.

D. Kelly motioned to adjourn the meeting. M. Black seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:08pm.

Respectfully Submitted,
Kayla Hedberg
Planning and Zoning Assistant



Town of Stowe
Development Review Board
Special Meeting Minutes – March 25, 2025

A special meeting of the Development Review Board was held on Tuesday, March 25, 2025, 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, Mary Black, Andrew Volansky, David Kelly, Peter Roberts, Patricia Gabel, and Tom Hand

Staff Present: Sarah McShane-Director of Planning and Zoning, Ryan Morrison-Deputy Zoning Administrator, Kayla Hedberg-Planning and Zoning Assistant

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

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

P. Gabel made a motion to amend the agenda to include a deliberative session to discuss the re-opening of project 7495-Union Bank. M. Black seconded the motion. The motion passed unanimously.

Project #: 7462 (Cont. from 1/21, 3/18)

Owner: Lc1 Owner Stowe Vt LLC

Tax Parcel #: 7A-101.000

Location: 89 Golden Eagle Dr

Project: 24 Unit PRD & Related Site Improvements

Zoning:VC-30

D. Clymer reopened the hearing for Project 7462. The Applicant representing the Applicant were the following individuals: T. Mumley, T. Keene, P. Booth, M. Gallerstein, S. Kimball, S. Ficke and Britney Aube.

Interested Persons: Todd. Renz, Tyler, Renz, W. Renz, E. Chismark, and T. Bry. Staff received written comments from S. Khul for the DRB’s consideration.

Claire Berger
229 Mountain Rd
Stowe, VT 05672

D. Clymer swore in all parties, in person and via zoom at approximately 5:00pm.

D. Clymer requested T. Mumley to review the construction phasing again. T. Mumley reiterated that the project will be completed in three phases. The proposed hours of construction are as follows: Monday to Friday, from 7:00am to 6:00pm; Saturday from 8:00am to 5:00pm; with no work planned on Sundays, or holidays.

D. Clymer reviewed zoning setbacks. T. Mumley explained that they utilized the zoning rules that

47 allowed them to extend the zoning setbacks from the least restrictive into more restrictive -which
48 affects unit number 12, the north end of the property. Unit 12 is in VR-40 zoning district, but they
49 are using the VC-30 zoning district setbacks. T. Mumley clarified that the property borders land
50 owned by the Town of Stowe and is heavily wooded, minimizing any potential impact. T. Mumley
51 acknowledged that the separation between buildings seven, eight and nine was not 20 feet. While it
52 was not depicted on the updated site plan, T. Mumley indicated that there is enough room on that
53 site to shift the proposed buildings. D. Clymer questioned whether the shift would impact the no
54 cut zone. T. Mumley reiterated that they had enough room to shift those around. T. Hand asked if
55 the roof line was also taken into consideration. T. Mumley responded that the roof line was
56 considered.

57
58 Todd and Tyler Renz questioned where the buildings would be moved to and if a shift side to side
59 would impact the tree line. Tyler Renz also questioned whether the shifts would be in compliance
60 with zoning regulations.

61
62 D. Clymer continued onto the character of the land and subdivision, starting the discussion with
63 road widths. T. Mumley explained that after consulting with the Public Works Director H. Shepherd
64 and the Interim Fire Chief, S. Reeves, they agreed to increase the main roads to 20 feet wide and
65 shared driveways to 16 feet wide for emergency vehicle access, as is depicted on the updated site
66 plan.

67
68 D. Clymer asked for confirmation that they will not be building in the Stowe Historic Overlay
69 District, T. Mumley confirmed they were not.

70
71 D. Clymer asked for further discussion regarding the inventoried wetland on the property. T.
72 Mumley explained that a wetland biologist surveyed the site and identified a class 2 wetland in the
73 upper portion of the property and smaller wet areas that were determined by the State to be too
74 small and segmented to be considered significant wetlands. T. Mumley explained that they
75 included a 50-foot buffer on the site plan. P. Roberts asked about vernal pools on the property and
76 T. Mumley confirmed there are no vernal pools on the property, and that the wetland assessment
77 was conducted during the growing season.

78
79 T. Hand asked for further clarification regarding the layout of the roadway and its adequacy for
80 truck turnarounds. T. Mumley reiterated that the Interim Fire Chief, S. Reeves, was satisfied with
81 the current setup.

82
83 D. Clymer asked the applicant if they wanted to provide additional testimony regarding the wildlife
84 habitat. T. Mumley indicated that he believed J. Parsons did an adequate job addressing this last
85 week and mentioned that N. Dodge with the Department of Fish and Wildlife concurred.

86
87 Todd Renz raised concern about the wildlife study referencing testimony from last week in which
88 wildlife biologist J. Parsons stated there were no low hanging bows consistent with a deer wintering
89 area. Todd. Renz submitted photos disputing that claim. T. Mumley clarified that J. Parsons had
90 indicated the area was lacking these features, not that there were not any.

91
92 T. Hand asked about mitigation, T. Mumley clarified that The Department of Fish and Wildlife, as
93 per N. Dodge's email, did not think these were impacts and would not be seeking mitigation.

95 D. Clymer questioned how the proposed development would impact the historic character of the
96 area. P. Boothe explained the buildings are designed to blend into the background, by using natural
97 materials, fading rooflines, and maintaining the tree line barrier. P. Gabel reiterated that
98 maintaining screening is a crucial part of this project. S. Kimball emphasized that the buildings are
99 site-specific and follow existing clearings preserving downhill vegetation.

100
101 Tyler Renz raised concern regarding the screening in relation to the previously addressed spacing
102 issues. He emphasized the importance of understanding the relocation strategy and the potential
103 impact.

104
105 C. Berger expressed concern relating to the historic nature of the area and the ability to screen
106 effectively. W. Renz expressed concern in regard to erosion and what will happen to their
107 properties below the development site.

108
109 Todd Renz asked for setback clarification regarding homes 10-12, T. Mumley confirmed they were
110 within the setbacks.

111
112 C. Pelletier asked if the homes would be affordable housing. D. Clymer stated that it was outside
113 the board's purview.

114
115 P. Gabel inquired whether an arborist or forester had been consulted since the project is largely
116 dependent on the health of the forest. D. Clymer followed up by explaining the tree line is an
117 integral part of the development. P. Boothe assured their goal is to maintain the canopy for safety
118 and screening. T. Hand asked how the proposed landscaping would help maintain screening. S.
119 Kimball discussed the importance of maintaining a contiguous woodland on the downhill slope for
120 regeneration and screening purposes and proposed using native vegetation and regenerating
121 ground cover around buildings to maintain the natural environment.

122
123 A. Volansky expressed concern about the potential for wind events that would impact mature trees
124 and asked how they would respond to such an event. T. Hand agreed that having a forester
125 evaluate the area would be a good idea. T. Mumley stated that at this stage they have evaluated the
126 area for their purpose and any changes that need to be made would be reevaluated by the DRB.

127
128 Todd Renz, Tyler Renz and W. Renz expressed concern about the soil composition, root structures,
129 and the challenges of replanting new trees.

130
131 D. Clymer continued onto traffic, pedestrian access and utilities. T. Mumley indicated that
132 pedestrian access would be via internal driveways and a recreational trail. Regarding traffic, it was
133 expected to generate 24 peak trips per hour, which is below the threshold requiring a full traffic
134 study. VTrans agreed that no improvements would be needed at the Eagle Ridge Road and
135 Mountain Road intersection. T. Mumley explained that they had not submitted for allocation and
136 that municipal water and sewer will be tapped from Eagle Ridge Road, with individual wells for
137 upper units.

138
139 T. Hand inquired about fire hydrant access. T. Mumley confirmed two fire hydrants are proposed
140 along the main road, and a dry hydrant off an existing pond for upper units. The interim Fire Chief S.
141 Reeves has reviewed and approved the fire protection plan.

142

143 P. Gabel asked T. Mumley to discuss the surrounding properties and their current uses. T. Mumley
144 the surrounding properties included residential, mixed use, commercial, lodging and beyond that is
145 wooded area.
146

147 Tyler Renz added there were public trails in the area as well. D. Clymer clarified that it was a
148 deeded right of way.
149

150 D. Clymer discussed the need for HOA documentation specifying HOA handover to the
151 homeowners to ensure adherence to the approved plans and consider restricting curbside trash
152 pickup. P. Roberts expressed concern about the properties being used as short-term rentals as
153 that would impact the traffic differently than single family residency and short-term rentals should
154 be addressed in the HOA agreement.
155

156 T. Hand asked if they would be keeping the current trails and adding new trails. T. Mumley verified
157 no new trials had been proposed. D. Clymer pointed out that the current trails are accessed
158 frequently, and access cannot be impeded.
159

160 D. Kelly questioned the feasibility of parking for the upper lots. S. Kimball explained that they used
161 a tandem parking layout, that each home would have its own one stall garage.
162

163 T. Hand questioned whether there was adequate space for a second car. P. Boothe explained there
164 was at least 20 feet to accommodate a second car.
165

166 Tyler Renz expressed concern about maintaining the class 2 wetland 50-foot buffer not only during
167 construction, but also during plowing and salting.
168

169 T. Mumley discussed the stormwater management plan for the proposed development. Explaining
170 that the project requires state permits for both construction and long-term operational stormwater
171 management. The plan includes three retention ponds designed to capture and slowly release
172 runoff from the 100-year storm event, as requested by Public Works Director H. Shepard. The
173 ponds will collect water from rooftops, driveways, and roads through a system of swales and pipes.
174

175 E. Chismark asked who would maintain the ponds. T. Mumley explained that as part of stormwater
176 permitting the state conducts yearly inspections to make sure it is maintained and working as
177 designed. Maintenance and inspection of the stormwater system will be the responsibility of the
178 property owners and eventually the HOA.
179

180 Tyler Renz stated that he found it would be difficult to understand stormwater management if there
181 was not an understanding of the soil impact. T. Mumley explained that the hydrological study
182 utilized state soil mapping to input HydroCAD. D. Clymer asked if best practices were used. T.
183 Mumley responded yes.
184

185 T. Hand inquired about erosion control. T. Mumley clarified that precautions would be taken on a
186 phase-by-phase basis.
187

188 T. Hand sought clarification about material staging in such a constrained area and the impact
189 construction activities may have. T. Mumley explained that they would protect the downhill side
190 during construction. T. Hand asked if the buildings were stick build or modular. P. Boothe indicated

191 that was still to be determined, but they were confident they could do most of the work from the
192 uphill side.
193
194 W. Renz inquired about how the ponds would be constructed. T. Mumley explained that they would
195 be working with the existing topography and low-lying areas.
196
197 T. Mumley explained that the ponds will reduce the overall runoff to neighboring properties
198 compared to current conditions by redirecting runoff to the ponds.
199
200 C. Berger requested clarification regarding runoff collection. T. Mumely explained, stating that the
201 water would be collected and directed to a channel and swale that brings water to the pond.
202
203 E. Chismark asked what improvements would be made to the drainage area below units 6 and 7. T.
204 Mumley explained that it would be constructed as a gravel wetland pond with stabilized berms and
205 an improved drainage swale going down to it from unit 9 to be riprapped so it will avoid erosion. D.
206 Clymer expressed concern that it would no longer look like an organic natural area. T. Mumley
207 explained that it is a pond that is intended to act like a pond but also have the functions of a
208 wetland.
209
210 W. Renz inquired about how the ponds would be created. T. Mumley responded that blasting is not
211 expected, but they are unsure at this time.
212
213 Tyler Renz asked how they determined how big the ponds need to be.
214
215 Todd Renz asked about how other homes in the area would be affected by construction activities
216 such as blasting, and the dust and what happens if the project becomes too expensive, and they
217 stop.
218
219 T. Meehan described the project as inappropriate for the area.
220
221 S. Fine expressed concern about the heavy equipment and construction shutting down the trails.
222
223 W. Renz stated that she feels it is important to maintain the historic area for generations.
224
225 R. Kracower expressed concern about the retention ponds, not understanding how they are going
226 to be effective.
227
228 C. Wilcox was concerned about trail access and how they would maintain sedimentation.
229
230 D. Clymer gave the applicant team time to discuss the continuation of the project to April 29. The
231 applicant team agreed.
232
233 D. Kelly motioned to continue the hearing to April 29, 2025. A. Volansky seconded the motion. The
234 motion passed unanimously.
235
236
237 **Approval of Minutes:**
238 D. Kelly made a motion to approve the meeting minutes. P. Gabel seconded the motion. The

239 motion passed unanimously.

240

241

242 **Other Business:**

243 The board entered deliberative session at 7:47pm to discuss the re-opening project 7495-Union
244 Bank. The board exited deliberative session at 8:04pm.

245

246 T. Hand motioned to re-open project 7495 on April 29, 2025. M. Black seconded the motion. The
247 motion passed unanimously

248

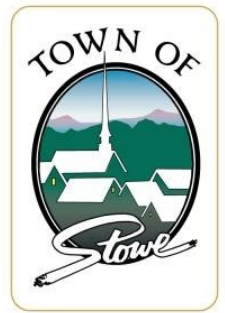
249 D. Kelly made a motion to adjourn the meeting. M. Black seconded the motion. The motion passed
250 unanimously. The meeting adjourned at approximately 8:05pm.

251

252 Respectfully Submitted,

253 Kayla Hedberg

254 Planning and Zoning Assistant



**Town of Stowe
Development Review Board
Meeting Minutes – April 1, 2025**

A meeting of the Development Review Board was held on Tuesday, April 1, 2025, 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, Mary Black, Andrew Volansky, David Kelly, Peter Roberts, Tom Hand, and Alternate Lynn Altadonna.

Staff Present: Sarah McShane-Director of Planning and Zoning, Kayla Hedberg-Planning and Zoning Assistant

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

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

Project #: 7517 (Cont.)

Owner: Mink Properties LLC

Tax Parcel #: 08-026.030

Location: 965 Brownsville Rd

Project: Modify Previously Approved Clearing Limits for Lot 3

Zoning: RR5

D. Clymer re-opened the continued hearing for project 7517. T. Mumley, G. Mink, and C. Silvey (present via Zoom) all representing the applicant were sworn in at approximately 5:03pm.

D. Clymer asked T. Mumley to clarify how they intend to mitigate the over-clearing. T. Mumley indicated that G. Mink and C. Silvey walked the property to assess the property and develop a plan.

C. Silvey explained that the plan does not depict the grade well. She described the backside of the house labeled lawn (bright green) as being relatively flat and the (yellow) area as a slope, but not particularly steep. She explained that at the bottom of the slope they would add some reforestation material, a mix of red maple, sugar maple, and yellow birch to speed up the process of reintroducing forest trees to that area. C. Silvey noted that much of the existing woodland are beech trees that show signs of beech bark disease. C. Silvey explained that the quantity indicated would speed up reforestation while leaving plenty of room for the reintroduction of seedlings from the woods. C. Silvey added that because of the location of the septic mound they have added an area of revegetation within the old boundary line. This would be maintained to prevent woody vegetation from interfering with the function of the septic mound. In order to revegetation the construction road C. Silvey proposed a bunch of evergreens to fill it in as quickly as possible.

D. Clymer inquired about the marked trees. C. Silvey clarified those trees are to remain. She explained those are hardwood trees with plenty of life in them. C. Silvey explained that the goal is to remove the thin undergrowth of hemlock to introduce air and light to the planting underneath. The remainder of this planting is a mix of evergreens, and, you know, native deciduous trees and shrubs to sort of fill that area densely, and also in a way that will make it visually pleasing from the road

48 and from the house.

49
50 D. Kelly asked C. Silvey why she used the phrase “currently flat” when referring to the lawn.

51
52 C. Silvey explained that she thought some of the area had been filled for the construction of the
53 house, so she did not think all of it was flat as an existing condition.

54
55 D. Clymer asked T. Mumley if the grading plan was the same as the original plan. T. Mumley said he
56 believed more fill had been brought in since the original survey, G. Mink agreed.

57
58 T. Hand asked for clarification questioning if they are filling in the driveway cut and doing the
59 reforestation in the back and also adding additional planting along Brownsville Road to offset some
60 of the over clearing or is it just supplemental landscaping. T. Mumley explained that as designed by
61 G. Mink and C. Silvey the plan as presented is going to provide healthy, adequate screening from
62 the road to the building.

63
64 P. Roberts indicated that he would like to see a certification from C. Silvey upon completion of the
65 project.

66
67 P. Roberts motioned to close the hearing. M. Black seconded. The motion passed unanimously.

68
69 **Project #: 7528**

70 **Owner: Percy Farm Trust**

71 **Tax Parcel #: 09-014.000**

72 **Location: 26 Tinker Ln**

73 **Project: Final Review of 3-lot PRD on Elizabeths Ln /Double Setback Waiver**

74 **Zoning: RR2**

75
76 D. Clymer opened the hearing for project 7528. T. Mumley and R. Percy were present for the
77 applicant and swore in at approximately 5:16pm.

78
79 T. Mumley presented a proposed 3-lot Planned Residential Development (PRD) on a 6-acre parcel
80 along Elizabeth Lane. The plan aims to cluster two house sites (lots 3A and 3B) on the eastern side
81 of the property, up on a hill with potential mountain views, while preserving open space in the
82 middle. To achieve this layout, T. Mumley requested setback waivers for lots 3A and 3B. The PRD
83 approach was chosen to allow for the desired house locations, which would not be possible under
84 a traditional subdivision due to lot width constraints.

85
86 T. Hand asked T. Mumley to explain the setback waiver. T. Mumley explained that they are
87 maintaining the double set along the west side of lot , maintaining the double setback along the
88 south side of lot 1, and requesting a reduction from the double setback down to the regular setback
89 of 50 feet along the east side of lot 3A moving up to lot 3B. T. Mumley explained they are requesting
90 an increase in the setback along the west side of the property freeing up the area to be reserved as
91 open space.

92
93 L. Altadonna asked about the surrounding properties. T. Mumley explained that the Small family
94 owned the parcel that wraps around their parcel, the Percy Family owns the conserved land, and
95 everything north is in Morristown.

T. Hand inquired about the max density. T. Mumley clarified that because the parcel is six acres they could only have three lots.

P. Roberts asked T. Mumley to clarify notes one and four. T. Mumley explained that note one says this drawing is not a Boundary Survey Plat. The boundary line information shown is based on plan reference number four and plan reference number four is the survey from Gilson Land Survey.

D. Clymer asked for clarification about the house sites and how this qualifies as a clustered development.

T. Mumley reiterated that sites 3A and 3B were chosen because they had ideal views. He explained that he thought the clustering of lots 3A and 3B would open up the middle area for open space. T. Mumley added that allowing the double setback waiver would help achieve the clustering of those two lots.

L. Altadonna questioned why they would not have individual subdivided lots. T. Mumley explained that they would not be able to make it work dimensionally, and they would not be able to use the lots uphill as intended.

L. Altadonna inquired about the intended use of the open space. T. Mumley explained that an HOA would be established and determine the most appropriate use of the open space.

P. Roberts motioned to enter deliberative session at approximately 5:36pm. M. Black seconded the motion. The motion passed unanimously. The board returned from deliberative session at approximately 5:48.

D. Clymer explained to T. Mumley that the board's general consensus was that, as designed, their project did not meet the PRD requirements.

R. Percy sought further clarification, D. Clymer read the PRD regulations and explained that the driveway would also require a setback waiver. T. Hand clarified that the driveway is allowed to cross the setback but not run the entire distance of the setback.

D. Clymer noted that this property has the potential to comply with the regulations of a PRD if designed appropriately.

T. Hand emphasized that waivers and variances are typically considered in situations where the applicant faces a hardship, and he does not feel that applies in this case.

T. Mumley requested a continuance to June 3rd, 2025.

M. Black made a motion to continue Project 7528 to June 3rd, 2025. D. Kelly seconded the motion. The motion passed unanimously.

Project #: 7533

Owner: Donaldson Family Trust

Tax Parcel #: 08-061.020

Location: North Hollow Rd

Project: RHOD Review for Single-Family Dwelling & Related Improvements
Zoning: RR5

D. Clymer opened the hearing for project 7533. T. Mumley, Mark Donaldson and Rebecca Donaldson were present for the applicant. Chelsea Orr requested interested person status. All parties were sworn in at approximately 6:05pm.

Interested Persons

Chelsea Orr
1115 N. Hollow Rd
Stowe, VT 056732

D. Clymer asked for clarification regarding the number of bedrooms, pointing out that the narrative states five bedrooms and the permit application states three. T. Mumley explained that the wastewater system is designed for five bedrooms, but they are currently only proposing three bedrooms. The applicants want to reserve the right to add more bedrooms in the future.

T. Mumley explained they want to build a house on a previously subdivided lot bisected by North Hollow Road. T. Mumley explained they have limited clearing to the streams 50-foot buffer and the proposed house would be built up to this buffer. T. Mumley also mentioned selective clearing across the road to open up views.

C. Orr expressed concerns about stormwater runoff and construction safety risks for their horse farm where children are taught to ride.

T. Hand asked if the building site could be pushed away from the buffer a little bit. T. Mumley mentioned that the applicants would be open to adjusting the building location if required.

L. Altadonna inquired about the stream's direction of flow. Mumley stated it flows towards the west and downhill

L. Altadonna expressed concern about the significant flooding damage in recent storms.

T. Mumley explained that the project includes a dry pond for stormwater management, designed to hold storm water equivalent to the two-year flood event. T. Mumley added that if there was an overflow it would overflow downhill.

D. Clymer continued onto safety, asking the applicant if they would be willing to communicate with the neighbors about construction activities that may disturb the farm.

M. Donaldson agreed they would continue to communicate with neighbors regarding construction or loud activities.

D. Clymer moved the discussion to the potential impact on natural scenic features, wildlife habitats, and community character.

D. Clymer inquired about the wildlife habitat. T. Mumley explained that the portion of the building zone is small compared to the land. He explained that a lot of the land is unusable.

192
193 M. Black inquired about the potential development of the south lot. M. Donaldson indicated they
194 had no plans for development.
195
196 T. Hand raised concerns regarding the amount of clearing proposed on the property and its
197 potential impact on the rural character of the area. T. Mumley and M. Donaldson clarified that it is
198 not their intention to clear cut the area. They would be sensible about preserving good trees and
199 spot clear for views.
200
201 D. Clymer explained that if the clearing limits are left as they are on the site plan, while it is not their
202 intention to clear the area, future owners could potentially clear those areas.
203
204 C. Orr asked for clarification regarding the drainage plan. T. Mumley provided an overview of water
205 management during construction, and explained the erosion control measures and drainage
206 system. T. Mumley clarified that the drainage system is designed to capture and treat runoff,
207 preventing an increase in post-development runoff. He also addressed concerns related to water
208 flow on neighboring properties, he explained that the system is designed to direct water away from
209 the road and towards the stream.
210
211 D. Clymer asked T. Mumley to go over the view analysis. T. Mumley explained that the view analysis
212 considers four locations: Mountain Road, near Mountain Trout Family Lodge, Dewey Hill Road, and
213 Stow Hollow Road. He explained that due to the property's elevation and the preservation of trees
214 on the downhill side, the house will likely not be visible from these vantage points, even though
215 some are miles away and at lower elevations.
216
217 T. Mumley pointed out that the neighbor's house has significant clearing already and is not seen
218 from those vantage points.
219
220 P. Roberts pointed out the section C-2 requires a significant amount of fill to meet the specific
221 design and may impact the character of the area. T. Mumley explained that the area has a slight
222 slope and may sit a little higher.
223
224 T. Hand asked the applicant to provide clearing limits that more accurately show what trees will be
225 removed. P. Roberts recommended asking an arborist to determine the best clearing practices. D.
226 Clymer reiterated that if the clearing takes place as proposed the house would be visible and not in
227 the spirit of the RHOD.
228
229 M. and R. Donaldson provided details about the proposed building materials, architecture, and the
230 design of the roof and columns. P. Roberts recommended updating the materials list on to
231 elevation plan.
232
233 T. Mumley mentioned that the light fixtures are dark sky compliant, however they were not marked
234 with dark sky seal.
235
236 A. Volansky expressed his concern about the design not meeting the design guidelines, particularly
237 regarding the roof and window planes.
238
239 P. Roberts questioned the impact of getting the fill to the site.

240

241 D. Clymer recommended reevaluating the clearing limits.

242

243 T. Mumley requested a continuance to June 3rd, 2025.

244

245 D. Kelly made a motion to continue the hearing for project 7533 to June 3rd, 2025. M. Black
246 seconded the motion. The motion passed unanimously.

247 **Approval of Minutes:**

248

249 Minutes will be included in the April 15th packet for review. This item was tabled to the next
250 meeting.

251

252 **Other Business:**

253

254 On a motion by P. Roberts, seconded by D. Kelly, the meeting adjourned at approximately 7:22 pm.
255 The motion passed unanimously.

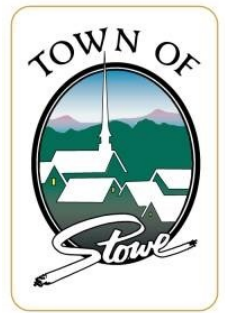
256

257

258 Respectfully Submitted,

259 Kayla Hedberg

260 Planning and Zoning Assistant



**Town of Stowe
Development Review Board
Meeting Minutes – April 15, 2025**

A meeting of the Development Review Board was held on Tuesday, April 15, 2025, 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, Mary Black, Andrew Volansky, David Kelly, Peter Roberts, Tom Hand, and Patricia Gabel

Staff Present: Sarah McShane-Director of Planning and Zoning, Ryan Morrison- Deputy Zoning Administrator, and Kayla Hedberg-Planning and Zoning Assistant

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

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

Project #: 7526 (cont. 3/4)

Owner: Thomas C Michelson

Tax Parcel #: 03-103.000

Location: 3285 Waterbury Rd

Project: Proposed 4-lot Subdivision

Zoning: RR2/RR5/RHOD

D. Clymer re-opened the continued hearing for project 7526. T. Mumley, A. Chmura, and T. Michelson were present for the applicant and sworn in by D. Clymer.

Robert (Bob) Zaino, Natural Community Ecologist with the Vermont Fish & Wildlife Department (Agency of Natural Resources), provided expert testimony, and was sworn in by D. Clymer.

T. Mumley explained that the site plan has been updated to include existing utilities, culverts, actual stream locations, 50-foot buffers along the stream, and wells on neighboring properties. He noted that the proposed clearing limits on Lot 3 had been removed, acknowledging that future development on that lot would be subject to DRB review under the RHOD regulations. Clearing limits within the RHOD on Lot 2 were also removed and the clearing limits on Lot 1 were revised to be more restrictive, keeping them up against the building zone.

T. Mumley indicated that a second 25-foot right of way is being proposed to access Lot 4 from the cul-de-sac. Currently, there is a 50-foot right-of-way providing access to Lot 4 via the existing driveway. The addition of the proposed right-of-way would provide alternate access to lot 4 and allow for the placement of an easement on the subdivision plat, granting access across Lot 3 to Lot 4.

T. Mumley expressed concerns regarding the density and lot area analysis. He stated his interpretation is that the density analysis in Section 9.4(3)(c)(1) should be applied, which allows for 25% credit for steep slopes. T. Mumley indicated that he disagrees with the Zoning Office's interpretation of Standard 12, which would require multiplying steep slope acreage by four,

48 resulting in much larger minimum lot sizes.

49
50 T. Michelson expressed concerns regarding the accuracy of the formula provided in the zoning
51 regulations.

52
53 On a motion by D. Kelly, seconded by M. Black, the board entered deliberative session at
54 approximately 5:25pm. The motion passed unanimously.

55
56 On a motion by D. Kelly, seconded by M. Black, the board exited deliberative session at
57 approximately 5:30pm. The motion passed unanimously.

58
59 D. Clymer asked T. Mumley if he had anything to add regarding the density and lot area
60 calculations. T. Mumley asserted that this interpretation of standard 12 is overly punitive and
61 inconsistent with past approvals.

62
63 T. Hand asked T. Mumley if he had discussed his concerns with the Zoning Office regarding the
64 density and lot area calculations prior to submitting the application, T. Mumley responded he had
65 not.

66
67 D. Clymer transitioned to the General Planning Standards, clarifying that Lots 1-4 are currently
68 undeveloped and that no development is proposed as part of this subdivision application.
69 However, he noted it is anticipated that future development may include single-family or two-
70 family dwellings, each with on-site wastewater and wells. T. Mumley confirmed that it was correct,
71 stating that the lots would not be able to connect to municipal water or wastewater services and
72 would require on-site systems.

73
74 D. Clymer then addressed scenic and natural features, questioning the mapping of the blue lined
75 stream. T. Mumley explained that the blue lined stream had been added to the site plans based on
76 the existing topography and they included the 50-foot buffer.

77
78 D. Clymer asked R. Zaino to introduce himself.

79
80 R. Zaino explained that he is the natural community ecologist with the Vermont Fish and Wildlife
81 Department and his expertise is an on the ground identification, assessment and conservation and
82 management of natural communities and the larger scale landscape planning efforts that have
83 been done primarily through Vermont conservation design, which he co-authored.

84
85 D. Clymer asked if he was familiar with and agreed with the wildlife habitat analysis provided by
86 Arrow Wood Environmental. R. Zaino explained that it was his understanding that the analysis
87 speaks to species and natural communities, and that he has no information that would suggest
88 that that analysis provided by the applicant is incorrect.

89
90 D. Clymer asked if the proposed subdivision would create adverse impacts that would require
91 mitigation, noting that the project site appears to be the last undeveloped passageway through the
92 corridor.

93
94 R. Zaino clarified that the area connects the forest block to the west with the Worcester Range

Forest block to the east, and the North Hill block, sit in between. He indicated that the project location is situated where the North Hill block is immediately across the road and adjacent to a forested portion of the Mansfield block, explaining that the proximity provides structural connectivity between the forested areas.

D. Clymer asked whether the proposed development would have an adverse impact on the forest blocks and connectivity.

R. Zaino explained that there is substantial scientific research showing that development, including single family homes, can impact forests, with effects radiating as far as 200 meters from the development. R. Zaino mentioned that forest fragmentation and the creation of new development will displace some wildlife. R. Zaino further explained that the corridor helps maintain the ability for species to move between forest blocks, which is important for daily life needs and long-term genetic exchange. He described this corridor as especially important because it lies within a regional pinch point connecting the Adirondacks to Maine and the Gaspé Peninsula.

R. Zaino explained that the southern portion of the property is a critical part of the remaining forest connection and that the norther portion, due to nearby development and lack of suitable habitat on the west side, is less sensitive. Therefore, conservation efforts should focus on the southern portion of the property.

D. Clymer noted that the parcel falls within a deer wintering area and is designated as a level five out of ten priority habitat block.

R. Zaino explained that the Vermont Fish and Wildlife Department mapped habitat blocks, the first statewide mapping effort being in 2011, ranking blocks from one to ten based on various ecological factors, with size being the most significant. He explained that further work, through the Vermont Conservation Design, they realized that protecting only the large blocks was insufficient and that pattern of habitat blocks, including smaller blocks in between is crucial for connectivity. R. Zaino noted that the North Hill block is identified as a highest priority connectivity block in the Vermont Conservation Design.

T. Hand asked R. Zaino whether the state has mapping that identifies the corridor in question.

R. Zaino explained that the maps are available on the BioFinder website.

T. Hand asked if the Shutesville Corridor is broad and inclusive of developed areas or focused on remaining undeveloped sections. R. Zaino explained that while the corridor is broad, there are clearly identifiable locations where wildlife movement is stronger. He likened it to water flowing, it spreads out in undeveloped areas and narrows significantly where development has constricted the landscape.

R. Zaino confirmed that from a connectivity standpoint the North Hill block is ranked as a highest priority block.

A. Chmura asked whether the connectivity blocks change over time due to development.

R. Zaino explained that the blocks were originally mapped in 2006, and the department recently

remapped them using 2016 data, acknowledging that the landscape has changed overtime creating pinch points where past development has created narrow connections between habitat blocks. He further explained that these areas of narrow connections carry a higher risk of connectivity loss due to the limited space.

A. Chmura questioned whether any additional development should be allowed in the corridor given its current constraints on connectivity.

D. Clymer moved onto screening and landscaping. He asked R. Zaino if it is possible to add vegetation, screening and landscaping in a development to lessen the impact of the development. R. Zaino responded that maintaining forested pathways, the wider the better, could help, but having individual trees or non-native landscaping would probably have a minimal impact.

A. Chmura questioned whether previously cleared lots still contribute to habitat value and whether there is a difference between land that is cleared but remains undeveloped and land that is cleared and developed.

R. Zaino explained that they look at the natural process for revegetation and the stages of natural succession, clearings that grow back hold value, and permanent losses hold less ecological value.

D. Clymer moved onto municipal facilities. T. Mumley reiterated they would have onsite water and wastewater. He also explained that he had not received feedback from the fire department regarding the existing driveway and believes that it meets the guidelines.

D. Clymer reviewed the proposed building areas on Lots 1-3. T. Mumley clarified that there is no development proposed on Lot 4 at this time. D. Clymer asked if each lot would have its own wastewater system or if it would be shared. T. Mumley indicated that each lot is expected to have its own system. D. Clymer inquired about a shared maintenance agreement for the road. T. Mumley confirmed that it would likely be through a homeowner's association.

D. Clymer asked for clarification regarding utilities, stormwater and erosion control. T. Mumley explained that there is an existing overhead powerline that runs into the property and transitions underground, future utilities will also be underground. He further explained that no stormwater management is currently proposed. T. Mumley explained that there is no proposed development, but any future projects disturbing over half an acre would require erosion control, and anything over one acre would require state permitting.

Amy Marshall-Carney sought interested person status and was sworn in by D. Clymer at approximately 6:25pm.

Amy Marshall-Carney
251 Russell Rd
Waterbury Ctr, VT 05677

A. Marshall-Carney expressed concerns regarding the implications of the proposed subdivision, suggesting it could lead to further development. She supported the findings presented by R. Zaino and expressed concerns regarding the evaluation by J. Parsons at the March meeting.

A motion to close the hearing was made by D. Kelly and seconded by M. Black. The motion passed unanimously.

Project #: 7544

Owner: AWH Stowe Resort Hotel LLC

Tax Parcel #: 11-138.000

Location: 199 Topnotch Dr

Project: Conditional Use for Seasonal Farmers Market

Zoning: UMR

D. Clymer opened the hearing for project 7544. The applicant J. Pacioni was present and swore in by D. Clymer at approximately 6:30pm.

J. Pacioni explained that the farmers market moved locations last year and received a one-year permit to evaluate the new location. He indicated they had a very successful season. He has met with the Fire Chief and Police Chief and they raised no concerns. He further explained that two issues from the previous year were addressed, including a VTrans permit, the work was done by Dale Percy Inc. The second issue was the placement of the portalets within the floodplain for which they have received approval from the State. J. Pacioni clarified that the farmers market would run from mid-May to mid-October, with a reduction in hours from 10:30am-3:00pm, last year, to 10:00am-2:00pm, this year.

T. Hand raised concern about the placement of the portalets discussed at last year's hearing. J. Pacioni clarified that the current proposed location aligns with the electric hookups and functions as a centralized home base. T. Hand recommended that the prior conditions related to the portalet location be updated to reflect the current plan.

A motion to close the hearing was made by P. Gabel and seconded by D. Kelly. The motion passed unanimously.

Project #: 7558

Owner: Bruce Trail Cabin LLC

Tax Parcel #: 12-055.000

Location: 5041 Mountain Rd

Project: Expand Existing Building Footprint within Riparian Setback

Zoning: RR5

D. Clymer opened the hearing for project 7558. J. Grenier and J. Kamuda were present for the applicant and sworn in by D. Clymer at approximately 6:38pm.

J. Grenier clarified that the existing structure currently encroaches the riparian setback. The proposed project does not increase this encroachment. Current regulations allow for the expansion as long as they run parallel to the stream and only expand half the square footage of the existing encroachment.

T. Hand asked if they considered the overhang. J. Grenier indicated they had.

M. Black questioned whether this was considered a historic building, it was confirmed that this is

not an historic building.

D. Clymer inquired as to why they needed the encroachment. J. Grenier explained that the house is on the east side and adjacent to the stream, that existing structures are being removed, including two gravel driveways to improve green space. He further explained that the proposed project will have no drainage impact across the road or into the stream and that the buffer is already dominated by the roadway and lacks vegetation. J. Grenier noted that they are reducing impervious surfaces and making improvements, and the proposed expansion is minimal and within regulation.

J. Kamuda clarified that the new design includes ADA accessibility, with a ramped pathway from the carport onto the first floor. The bedroom is proposed in the extended portion of the building within the riparian buffer to meet accessibility needs. He further explained that expansion is limited to 50 percent and designed to be minimal, while allowing accessible living space on the first floor.

J. Grenier explained that the garage will be removed and integrated into the expanded footprint, the existing foundation will remain, except where the expansion requires widening. J. Grenier noted that the additions on the north side of the building were administratively approved, as the fall outside the riparian buffer.

T. Hand inquired about landscaping. J. Kamuda explained that they would be planting native plants, seeding and adding screening along the road.

A motion to close the hearing was made by A. Volansky and seconded by M. Black. The motion passed unanimously.

Project #: 7541

Owner: Darrell J Porter & Krystyna Nicholls

Tax Parcel #: 02-190.000

Location: 990 Ayers Farm Rd

Project: Construct Attached Garage with ADU in RHOD

Zoning: RR3/RHOD

D. Clymer opened the hearing for project 7541. D. Porter, K. Nicholls (via Zoom), and K. Brown were present for the applicant and sworn in by D. Clymer.

D. Porter described the project as a new two car garage with living space above it. He clarified that the addition will be on the northeast side of the lot, not affecting the existing non-conforming side yard setback on the southwest side. D. Porter explained that the garage will connect to the existing cabin and include a mudroom entry area. He further explained that they are not proposing and changes to the lot width and the project complies with the district setbacks and building height requirements.

D. Clymer asked D. Porter to discuss the vantage points. D. Porter explained that the structure is minimally visible from public vantage points and the only identified view of the structure is from the Trapp Family Lodge parking lot. He clarified that it is not visible from major highways or roads.

D. Clymer inquired about clearing. D. Porter clarified that only five trees would be removed to facilitate driveway extension and garage access. He explained that the trees are located near the

existing driveway and red shed and that the rest of the trees, especially those forming a natural screen, will remain intact.

D. Clymer questioned stormwater management. D. Porter confirmed that peak stormwater runoff will not exceed pre-development levels for the 2- year, 24-hour storm.

K. Brown clarified that almost all of the trees will remain and that the trees coming out are referenced on the site plan. T. Hand asked if they could quantify and locate the trees that will be coming down and D. Clymer requested that they provide an updated site plan to reference the tree line and identify the trees coming out. K. Brown sought clarification about how far outside the building zone they should document. D. Clymer recommended 50 feet.

D. Clymer questioned the color pallet provided. D. Porter indicated that they intend to use some variation of the proposed color pallet.

K. Brown explained that when designing the proposed addition, they wanted the building to remain in scale with the cabin, while maintaining a good view and minimizing visual impacts, especially in the winter. K. Brown also clarified that this is not an ADU, but the primary bedroom suite.

D. Clymer pointed out that the outdoor lighting is not labeled as dark sky compliant and requested that they update the lighting to comply with town regulations.

A motion to close the hearing was made by D. Kelly and seconded by A. Volansky. The motion passed unanimously.

Project #: 7329

Owner: SSB LLC

Tax Parcel #: 03-053.020

Location: 2393 Waterbury Rd

Project: Subdivide 3.69 Acres from 16.4 Acre Parcel

Zoning: RR2/RR3

D. Clymer opened the hearing for project 7329. D. Salvas was present for the applicant and sworn in by D. Clymer.

D. Salvas explained that the subdivision was previously approved a year ago and due to a delay in State permitting they mylar was not filed in time, so the original permit expired.

D. Clymer asked if anything had changed since the previous approval.

D. Salvas explained that the lot size changed slightly, approximately .2 acres from one side, and no other changes had been made.

A motion was made by D. Kelly to close the hearing and seconded by A. Volansky. The motion passed unanimously.

Approval of Minutes:

335 A motion to approve the meeting minutes of March 25, 2025, was made by M. Black and seconded
336 by D. Kelly. The motion passed unanimously.

337

338 A motion to approve the meeting minutes of April 1, 2025, was made by D. Kelly and seconded by
339 M. Black. The motion passed 6-0-1. D. Clymer, D, Kelly, T. Hand, P. Roberts, M. Black, A. Volansky
340 voting in the affirmative and P. Gabel abstaining.

341

342 **Other Business:**

343

344 On a motion by D. Kelly, seconded by M. Black, the meeting adjourned at approximately 7:30 pm.
345 The motion passed unanimously.

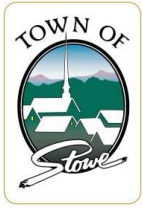
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347

348 Respectfully Submitted,

349 Kayla Hedberg

350 Planning and Zoning Assistant



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes April 7, 2025

The Town of Stowe Planning Commission held a regular meeting on **Monday April 7, 2025** starting at 5:30 p.m. The meeting was held at the Stowe Town Office with remote participation via Zoom. Voting members present included Brian Hamor, John Muldoon, Mila Lonetto, Bob Davison, Jill Anne, Neil Percy, and Heather Snyder. Non-voting members present included Jeff Sereni and Hannah Mitrani. Municipal staff Sarah McShane was present. Guests Ken Biederman and Sam Gaines attended in person, others attending remotely via zoom.

Called to Order

Chair B.Hamor called the meeting to order at approximately 5:30 PM.

Adjustments to the Agenda & Public Comments on Non-Agenda Items

There were no public comments and no adjustments to the agenda.

Review Prior Meeting Minutes [3/17/2025]

M.Lonetto motioned to approve the meeting minutes from 3/17/2025. J.Muldoon seconded. The motion passed unanimously.

Discuss Recent DRB Decisions and Regulatory Conflicts. Review Bylaw Amendment Process

At the last meeting, the Commission requested time on a future agenda to discuss recent Development Review Board (DRB) decisions. Staff provided an overview of the respective roles and responsibilities of the Planning Commission, DRB, Zoning Administrator, and Selectboard in planning and development review. She explained the development review process, associated administrative requirements, and how areas needing clarification or improvement are sometimes uncovered when applying regulations. Staff highlighted two recent DRB decisions that were denied. The first involved the Mountain Road Village (MRV) and Meadowland Overlay District. She reiterated the purposes and vision of growth centers. She also discussed considerations around potential redistricting of the VIL-PUD, the application of Act 47, and the current VIL-PUD density bank. She provided an overview of the Stowe Country Club/Golf Course decision, describing the various types of Planned Unit Developments (PUDs, PRDs, Resort PUDs, etc.) recognized within the regulations. She noted inconsistencies and internal conflicts within the zoning bylaws, particularly regarding split lots, permitted uses, and PUD standards. Commission members reflected on the broader implications of how the regulations are interpreted and applied. M.Lonetto observed that as regulations evolve over time, internal conflicts will inevitably emerge. The group discussed the possibility of conducting a legal review to identify areas needing clarification or revision. A third example staff presented related to a recent DRB-approved retirement home project. She explained retirement homes are a conditional use in all zoning districts and raised concerns about their appropriateness in rural areas. She explained that the DRB must comply with state and federal fair housing laws, which prohibit age-based discrimination, except where allowances for 55+ housing apply under those laws. Members briefly reviewed the zoning amendment process and the public hearing requirements for both the Planning Commission and the Selectboard. S. Gaines and K. Biederman shared thoughts on possible improvements to the existing regulations. K.Biederman provided historical context on the Meadowland Overlay District and village green requirements, while Gaines offered insights into the golf course project, highlighting areas where he felt were ambiguous and contained

internal regulatory conflicts. He encouraged the Commission to consider future development goals in the area. The group had a general discussion about the goals for PUDs, the future/vision of Mountain Road Village, and the need for clarity and predictability in development regulations.

Discuss Forming a PC Subcommittee to Explore a Potential Temporary Moratorium & Prepare Recommendation(s) to Selectboard

S. McShane provided a brief recap of the previous meeting's discussion regarding the formation of a subcommittee to explore the idea of a development moratorium. She offered thoughts and suggestions for the Planning Commission to consider as it evaluates next steps. B. Davison expressed concerns that a moratorium could face legal challenges and proposed that interim zoning might be a more viable alternative. M. Lonetto encouraged the group to reflect on the broader goal, emphasizing community concerns around environmental degradation and the use of infrastructure capacity for developments that do not support year-round housing. J. Muldoon stressed the importance of staying on track with the Town Plan and suggested that a subcommittee could help the Commission maintain focus while also allowing space for deeper discussion on the moratorium issue. He also referenced feedback from the community survey, noting that many respondents felt current development trends are misaligned with the community's vision. B. Hamor noted that not all perspectives may currently be represented in the conversation. H. Snyder added concerns about limited water, sewer, and transportation capacity. N. Percy expressed apprehension that new regulations or a moratorium could unintentionally increase housing costs, particularly given how much is outside of local control. J. Muldoon reiterated that the conversation reflects the need for a subcommittee, one that can explore the full range of options and engage in more focused, in-depth discussion. M. Lonetto highlighted that aligning the Town Plan with updated regulations is a multi-year process. J. Sereni reminded the group that community engagement was the driving force behind the idea of a moratorium. Members discussed potential action items and what responsibilities and scope a subcommittee might have. Guest Elizabeth (iPhone) cautioned that forming a subcommittee could be perceived as alarming, especially since economic factors such as tariffs are already naturally slowing down development. Members continued discussion on interim zoning, a development moratorium, and other options to achieve the same goal(s). J. Muldoon read a suggested motion for the group to consider. J. Muldoon motioned to form an interim development committee to review community engagement feedback, development trends, and explore to interim measures such as but not limited to interim zoning and/or a development moratorium that Stowe can take in order to better match future growth with community needs. B. Davison seconded. The motion passed 6-1, with N. Percy voting in opposition. Members then discussed who will serve on the subcommittee, deliverables, and timeframe, potentially having a small group but inviting community members to attend and provide various perspectives/expertise. Staff will research open meeting law requirements for subcommittees of municipal bodies and whether the group can meet entirely via zoom or needs a designated public meeting space, how many members can attend, etc. Staff agreed to research and follow-up with the Commission. Members discussed (and decided) that the subcommittee should deliver written actionable recommendations to the Planning Commission. Members discussed the statutory requirements for interim zoning. B. Hamor suggested any interim zoning recommendation include other identified zoning amendments - in addition to any subcommittee recommendations. J. Muldoon re-read the original motion with added details- motion, to form an interim development committee to review community engagement feedback, development trends, and explore to interim measures such as but not limited to interim zoning and/or a development moratorium that Stowe can take in order to better match future growth with community needs. The group will consist of three members (J. Muldoon, B. Davison, H. Snyder) and will deliver written actionable recommendations to the Planning Commission by September 1st at the latest with regular updates. So moved by B. Davison, and seconded by J. Anne. The motion passed 6-1, N. Percy voting in opposition.

Review Draft Town Plan Element(s)

Staff circulated the first draft section of the Town Plan, the Planning Process section. She mentioned she will continue to prepare and circulate draft sections as they are completed. M.Lonetto suggested reference to how the plan is used by the Selectboard be added under 'How the Plan is Used' and B.Davison suggested additional language be added under 'Relationship to Other Plans and Studies' regarding the Mayo Farm conservation easement and upcoming community conversations to be held in connection with the renewal process. Staff will incorporate the suggested changes. At the next meeting the Commission will meet with Energy Committee members to review the energy section.

Updates/Correspondence/Other Business

Housing Task Force Update – M.Lonetto provided a brief update regarding the housing needs assessment report that is presently being prepared by the housing consultant.

Community Engagement Project Update. Staff provided a brief update on the community vision/values. She suggested Commission members check out the Stowe 2050 website where draft materials are uploaded and provide feedback before widely distributing.

General Updates – None

Correspondence – Staff provided a digital copy of the Middlesex Planning Commission Public Hearing Notice and hearing packet.

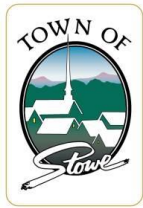
Review Upcoming Meeting Schedule. Next regular PC meeting date- April 21, 2025.

H.Snyder motioned to adjourn, seconded by J.Muldoon. The meeting adjourned shortly after 7:15 PM.

Respectfully submitted,
Sarah McShane, Planning & Zoning

Parking Lot Ideas/Topics for Further Discussion

Map of town-owned properties (done)
Review plans of adjacent communities and regional plan
~~Review zoning districts, purposes, overlay districts~~
Develop map showing residential development activity (in progress)
Develop map showing location of homestead properties
Review requested zoning amendment/ADU's for duplexes.
Stormwater Utility District – Bob's list of recommendations
Joint meeting with the DRB & Selectboard (?)
Schedule joint meeting with Energy Committee



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes April 21, 2025

The Town of Stowe Planning Commission held a regular meeting on **Monday April 21, 2025** starting at 5:30 p.m. The meeting was held at the Stowe Town Office with remote participation via Zoom. Voting members present included Brian Hamor, John Muldoon, Mila Lonetto, Bob Davison, Jill Anne, Neil Percy, and Heather Snyder. Non-voting members present included Jeff Sereni and Hannah Mitrani. Municipal staff Sarah McShane was present. Guests Catherine Crawley, Cap Chenoweth, Marina Meerburg, Elizabeth Soper, Jo Sabel Courtney, Beth Gadbois, Peter Laviditis, and Michael Lazorchak, attended in person, others attending remotely via zoom.

Called to Order

Chair B.Hamor called the meeting to order at approximately 5:30 PM.

Adjustments to the Agenda & Public Comments on Non-Agenda Items

There were no public comments and no adjustments to the agenda.

Review Prior Meeting Minutes [4/7/2025]

B.Davison motioned to approve the meeting minutes from 4/7/2025. J.Anne seconded. The motion passed unanimously.

Review Draft Energy Chapter of the Town Plan

Members of the Energy Committee and staff from the Lamoille County Planning Commission (LCPC) presented an overview of the draft energy element of the Town Plan. Staff referenced previously circulated background materials outlining changes to the plan and requirements for enhanced energy planning under state statute. LCPC Senior Planner Meghan Rodier and Energy Committee Chair Catherine Crawley led the presentation. Rodier provided an overview of the draft element, emphasizing that adopting an enhanced energy plan gives the municipality “substantial deference” in the Section 248a process related to energy project siting. She outlined the required components for both current and future energy needs across various sources, and discussed new equity considerations, energy burden, and protections for priority forest blocks. Catherine Crawley introduced herself and fellow committee members, then presented slides detailing the plan’s development process, its key components, relevant policies and tasks, and the broader importance of energy planning. Following C.Crawley’s presentation, the Commission and other attendees asked questions. Staff explained that some of the energy standards are incorporated into the state building code, rather than zoning requirements and the municipal responsibilities related to filing the energy certificate. B.Gadbois inquired about the process for adopting this portion of the plan. Staff responded the energy element will be adopted by the Selectboard, following recommendation by the Planning Commission, as part of the Town Plan update process. J.Sabel-Courtney inquired whether the existing plan contains an energy section. Staff responded that the last Town Plan adopted in 2018 did contain an enhanced energy plan. M.Rodier provided a detailed explanation of the benefits of having an enhanced energy plan and the checklist required to document the plan contains all of the necessary information. M.Lonetto inquired how to make the policies, tasks, etc. more user friendly and better cross-referenced. C.Crawley suggested some items might be weaved into other sections of the plan, such as transportation. M.Lazorchak referenced the solar map illustrating where solar performs best. B.Davison requested that the

Commission evaluate the map to identify areas where energy siting might be most appropriate. Members discussed electrifying buses, both public transportation and school buses. N.Percy offered his experience with school busses and lawn mowers. Members discussed battery life and returns on investments. M.Lonetto suggested the Commission evaluate the load growth projection when developing the housing plan. Members discussed ridership on local school buses. B.Davison shared comments from the Education Subcommittee related to combined public and school transportation. Members discussed the implementation element and how that section might be organized. Staff suggested it might be organized under the community values and separated by policies, programs, and projects. Members thanked the Energy Committee for their work on the plan.

Updates/Correspondence/Other Business

Housing Task Force Update – M.Lonetto provided a brief update and highlighted the housing community forum to be held on Tuesday May 6th.

Interim Development Subcommittee Update. Staff provided a brief update. Members decided to hold the first meeting on Wednesday April 30th. Staff will finalize and circulate the agenda.

Community Engagement Project Update. Staff provided a brief update and inquired about an in-person event planned for June. Members discussed and felt a May date might garner more participation since June is busy with end of school activities.

General Updates – None

Correspondence – None

Review Upcoming Meeting Schedule. Next regular PC meeting date- May 5, 2025.

The meeting adjourned at approximately 7:00 PM.

Respectfully submitted,
Sarah McShane, Planning & Zoning

Parking Lot Ideas/Topics for Further Discussion

Map of town-owned properties (done)
Review plans of adjacent communities and regional plan
~~Review zoning districts, purposes, overlay districts~~
Develop map showing residential development activity (in progress)
Develop map showing location of homestead properties
Review requested zoning amendment/ADU's for duplexes.
Stormwater Utility District – Bob's list of recommendations
Joint meeting with the DRB & Selectboard (?)
~~Schedule joint meeting with Energy Committee~~



Town of Stowe Conservation Commission Monday March 24, 2025 Meeting Minutes

A regular meeting of the Conservation Commission was held on Monday March 24, 2025, at 5:30 pm. The meeting was held in person at the Stowe Town Office with remote participation via zoom. Commission members in attendance: Catherine Gott, Jacquie Mauer, Philp Branton, Evan Freund, Kay Barrett, and Seb Sweatman. Staff in attendance: Sarah McShane. Student representatives in attendance: Mady Lawver, Tanner Gregory, and Sophia Brasse. Others in attendance: Dan Mirman, Ryan Percy, and others.

Call to Order. The meeting began at approximately 5:31 PM. There were technical difficulties involving zoom which caused a delay at the beginning of the meeting.

Public Comments & Adjustments to the Agenda. There were no public comments. C.Gott suggested an adjustment to the agenda to include an executive session to discuss the Mayo Farm Agricultural Lease proposals. Members agreed.

Review Meeting Minutes [03/10/2025]. S.Sweatman asked to amend the prior meetings to replace the term 'historic' with 'unused'. J.Mauer asked to change 'J.Mauer' to 'C.Gott' on line 7. J.Mauer motioned to approve the amended meeting minutes, seconded by E.Freund. Motion passed unanimously.

Presentation of Conservationist of the Year Award & Discussion

Chair Gott presented Ron Stancliff with the Conservationist of the Year Award. Mr. Stancliff thanked the Commission and invited Commission members to visit Joe's Pond. He described the land as 32 acres of ponds and swamps and shared stories from his childhood.

Review Mayo Farm Agricultural Lease Proposals & Recommend to the Selectboard

Chair C. Gott opened the discussion. Dan Mirman introduced himself and presented his proposal, explaining that he has not yet established a legal entity for the project to maintain flexibility. He stated that he would serve as the primary steward but has not yet determined whether the organization would be structured as a 501(c)(3) or another type of entity.

J. Mauer asked Mr. Mirman to clarify his goals at this stage. Mr. Mirman responded that he plans to begin by plowing and seeding the leased land with the assistance of hired labor and equipment, while also hoping for community involvement. He noted that his proposal is not yet fully developed and has not been decided whether the flower farm would include a "you-pick" option or a small flower stand. His vision is for a collaborative approach with the Town.

S. Sweatman inquired about potential storage needs for equipment. Mr. Mirman explained that he has been in discussions with local property owners about renting storage space. P. Branton asked about the types of flowers to be grown and how the fields would be managed during dormant periods. Mr. Mirman stated that he is still finalizing the seed mix, mentioning sunflowers and zinnias as possibilities, but emphasized that the flowers would have commercial value and be grown for that purpose. He acknowledged that his business model is still evolving and mentioned several potential approaches.

J. Mauer asked about access points and whether theft of flowers was a concern. C. Gott inquired about the specific fields Mr. Mirman was interested in leasing. Mr. Mirman indicated an initial interest in Fields D and E and shared his vision for the flower farm. S. Sweatman raised questions about the practicality and accessibility of Fields E, D, and G. Ryan Percy noted that parts of Field K, where the bike park was previously located, consist of a sandy knoll.

S. Sweatman also inquired about lease terms. Staff clarified that leases were previously five years but have been reduced to three years to align with the conservation easement renewal process. J. Mauer asked about Mr. Mirman's long-term vision and whether it extends beyond three years. Mr. Mirman responded that his long-term plan includes planting fruit trees and would likely extend beyond three years. C. Gott thanked Mr. Mirman for presenting his proposal.

Ryan Percy then presented his proposal, explaining that Fields D and E are the most valuable for his operation, particularly for growing corn. He addressed common concerns about corn cultivation, noting that it provides benefits such as reducing dumpster scavenging by black bears.

S. Sweatman asked about Fields I and K. R. Percy explained that some portions were left unplanted due to erosion risks on slopes. He noted that while Field K is currently planted with corn, he intends to remove approximately three acres and reseed the area, as the wettest sections are not viable for corn. However, the middle of Field K has well-draining soil.

J. Mauer asked about the use of Field J for parking during events, to which R. Percy confirmed that the northern half of Field J is drier and has been used for this purpose in the past. J. Mauer also inquired about Field F and its use as pasture. R. Percy clarified that while Field F is primarily used for hay, smaller portions serve as pasture.

S. Sweatman asked whether R. Percy had any knowledge of Cabot spraying wastewater on the fields. R. Percy confirmed that Cabot has not sprayed wastewater on Mayo Farm but has done so on other fields.

C. Gott inquired about consolidating farm operations on Weeks Hill and the challenges of transporting equipment through town. R. Percy explained that while they have made efforts to reduce debt, they are not currently in a financial position to take on additional borrowing. He noted that they aim to keep fields as close as possible to the main facility and avoid driving manure trucks through the village, adding that the West Hill traffic light has helped their operations.

S. Sweatman asked about a barn for spoiled corn. R. Percy confirmed that there is such a barn at Bouchard Farm, which has become a haven for ducks. He noted that ducks tend to avoid the feed pile, whereas turkeys access it freely. K. Barrett asked about the nutrient requirements of corn and the process of purchasing it.

Green Up Day & Be Bear Aware Campaign Planning

The Be Bear Aware banner will be displayed on Mountain Road. C. Gott highlighted a recent educational post on Front Porch Forum and Jaclyn Commeau's presentation on 'Living with Bears.' The Commission agreed for C. Gott to post on social media and front porch forum education materials about bears and removing bird feeders. Green Up Day is planned for May 3rd at the Alchemist.

Other Business

C.Gott mentioned she will attend the Selectboard Meeting to meet with a person interested in serving on the Commission. S.Sweatman inquired about the Commission's Town Plan discussions, staff noted the continued discussion will be on the next agenda.

At approximately 6:45 p.m. staff read the required motion to enter executive session - motion to find that premature general public knowledge would clearly place the public body, or a person involved, at a substantial disadvantage and enter executive session to consider real estate. K.Barrett, so moved and seconded by C.Gott. The motion passed. The Commission entered executive discussion to discuss the Mayo Farm Agricultural Lease proposals. No decisions were made. The Commission will finalize its recommendation during the next meeting.

Next Meeting Date- April 14th.

Adjourn @ approximately 7:20 PM

Respectfully submitted,
Sarah McShane



Town of Stowe Conservation Commission Monday April 14, 2025 Meeting Minutes

A regular meeting of the Conservation Commission was held on Monday April 14, 2025, at 5:30 pm. The meeting was held in person at the Stowe Town Office with remote participation via zoom. Commission members in attendance: Catherine Gott, Philp Branton, Evan Freund, Kay Barrett, Walter Frame, and Seb Sweatman. Staff in attendance: Sarah McShane. Student representatives in attendance: Mady Lawver and Tanner Gregory. Others in attendance: Dan Mirman, Peter Danforth, and Julia Michaels.

Call to Order. The meeting began at approximately 5:30 PM.

Public Comments & Adjustments to the Agenda. There were no public comments. C.Gott suggested an adjustment to the agenda to include an executive session to discuss the Mayo Farm Agricultural Lease proposals.

Review Meeting Minutes [03/24/2025]. K.Barrett motioned to approve the prior meeting minutes, seconded by S.Sweatman. Motion passed unanimously, 6-0.

Finalize Mayo Farm Agricultural Lease Recommendation. Chair C. Gott re-opened the discussion. Dan Mirman presented a revised proposal to the Commission, outlining changes since the last meeting. He proposed leasing portions of Fields D and E for flower cultivation and Field K for vegetables—though Field K would not be used until the second year. The project would operate under a new 501(c)(3) nonprofit, Stowe Flower Farm Project. Mirman provided an overview of the updated proposal and answered Commission questions. Topics of discussion included tillage methods, manure use, planting techniques, and pesticide/herbicide application. He emphasized the importance of using Fields D and E due to their environmental sensitivity, proximity to the river, and frequent foot traffic. When asked about equipment storage, Mirman noted that land preparation would begin with rented equipment, and he is exploring local storage options. He may need to install a temporary shed for tools if the lease moves forward. He also outlined a proposed “U-Pick” model for flower harvesting. P. Branton asked about potential revenue loss from the U-Pick model. Mirman acknowledged the risk but said he’s prepared for a potential loss in year one and will adjust the model based on experience. K. Barrett inquired whether flower farming requires more fertilizer; Mirman said he is not a soil expert but does not believe it does.

Public Comment: Julia Michaels (102 Baird Road) asked about the lease terms and suggested extending the Quiet Path to the Parker Barn if it is preserved in the future. P. Branton and S. McShane suggested this idea could be considered during upcoming discussions about the Mayo Farm conservation easement.

The Commission thanked participants and agreed to meet with Peter Danforth before moving forward with lease recommendations.

Peter Danforth – Riparian Plantings. Peter Danforth shared a newsletter from the Lamoille County Conservation District and provided an update on a grant the district received last fall to support restoration projects along the Little River. He outlined the types of eligible projects, noting that while tree planting can happen any time, it's best to avoid planting on actively eroding streambanks. In such cases, engineering solutions like tiered banks with willows and dogwoods are more appropriate. Danforth also discussed the Conservation Reserve Enhancement Program (CREP), which reduces sediment runoff when agricultural lands are taken out of production. He mentioned an upcoming Clean Water Service Provider grant deadline in May and highlighted a state program offering maintenance funding. C. Gott asked whether the Moscow Rec Fields might qualify for these grants. Staff inquired whether the Conservation District or the municipality should apply—Danforth confirmed either could.

He explained that erosion is part of a natural river stabilization process and emphasized the long-term nature of restoration work. E. Freund asked about knotweed eradication, and Danforth noted that the Fish & Wildlife Department offers matching grants for its removal. He added that Regional Planning Commissions (RPCs) have funding programs for phosphorus reduction projects. S. Sweatman raised the topic of maintaining existing plantings and selecting effective planting sites. Danforth shared that agricultural fields often have higher nutrient content, and that input from river scientist like Staci Pomeroy and Rebecca Pfeiffer could help guide future planting projects. He also encouraged the Commission to consider upland areas higher in the watershed. The group discussed the pros and cons of spring vs. fall planting. Danforth suggested that by fall, they may have more information and be able to recommend a suitable project site. C. Gott thanked Danforth for the update and encouraged continued coordination.

Finalize Mayo Farm Agricultural Lease Recommendation (Executive Session). Following discussion, staff read the required motion to enter executive session, citing that premature public knowledge would place the public body or individuals involved at a substantial disadvantage. W. Frame moved to enter executive session to discuss contract matters, seconded by P. Branton. The motion passed unanimously, 6-0, and the Commission entered executive session to review the Mayo Farm Agricultural lease proposals.

At approximately 6:55 PM, the Commission exited executive session. Staff then presented the Commission's formal recommendation:

The Commission recommends that the Selectboard lease the agricultural fields to Ryan Percy, with an exception for up to 10 acres of Field K, to be leased to Dan Mirman for a pilot flower farm project. Prior to execution of the Field K lease, Dan Mirman must obtain Selectboard approval—based on the Conservation Commission's recommendation—for a three-year pilot plan. This plan must align with the Mayo Farm Management Plan and the conservation easement and demonstrate his capacity to implement it effectively. Approval must be obtained no later than May 28, 2025.

P. Branton moved to approve the recommendation as read, seconded by E. Freund. The motion passed unanimously, 6-0.

Town Plan Discussion (Discussion Tabled). C.Gott encouraged the Commission to continue to consider Town Plan ideas for future discussion. Staff recommended the Commission consider projects, policies, and programs.

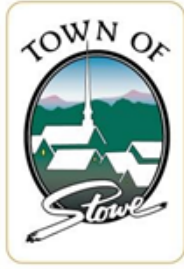
Green Up Day & Be Bear Aware Campaign Planning. Staff will circulate a sign-up sheet for Green Up Day which is planned for May 3rd at the Alchemist.

Other Business. K. Barrett asked if the Commission would support her in sharing educational materials about delaying lawn cleanup until warmer weather arrives. The Commission expressed its support. Members also briefly discussed upcoming projects, including the Town Plan and the Cady Hill Management Plan. The meeting concluded with introductions and a warm welcome to new Commission member Walter Frame.

Next Meeting Date- April 28th.

Adjourned at approximately 7:15 PM

Respectfully submitted,
Sarah McShane



Town of Stowe- Historic Preservation Commission

Meeting Minutes – March 19, 2025

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday March 19, 2025, at approximately 5:15 pm.

Participation was in person at the Akeley Memorial Building, online or telephone via Zoom.

Members Present: McKee Macdonald, Shap Smith, Barbara Baraw, George Bambara, Sam Scofield, Tyson Bry, George Bambara, and Jennifer Guazzoni.

Staff Present: Ryan Morrison

The meeting was called to order by McKee Macdonald (chair) at 5:15pm.

Project #: 7563

Owner: Caleb Hudak & Kelly Sarsen Hudak

Tax Parcel #: 11-098.000

Location: 4612 Mountain Road

Project: Addition of dormer on rear elevation

Zoning: UMR

The Applicant was not present and the application was not reviewed. The application will be placed on the next available HPC meeting agenda.

Project #: 7564

Owner: 354 South Main Street, LLC

Tax Parcel #: 7A-002.010

Location: 354 South Main St

Project: Demolish the existing commercial building and construct a new 39-unit multifamily residential building with associated site improvements

Zoning: VC10/SHOD

Applicants Hannah Wingate, Kelley DesRoches, and Nick & Tiffany Donza were all present. Ms. Wingate presented the application, detailing the proposal. The proposal will see the existing commercial building, which was damaged by a substantial fire last year, demolished and a new 39-unit multifamily residential constructed. The existing building lost its structural integrity as a result of the fire, particularly the steel framing. McKee Macdonald commented that the application packet lacks a structural engineer's report, which is necessary to complete the application packet. He continued that a new application would have to be filed to submit the report. Staff commented that a separate application is not necessary and an engineer's report could simply be added to the current application packet. Mr. Macdonald also added that all buildings within the historic overlay district are considered historic structures, in terms of permit review requirements. Staff added that while a structure may not be considered a contributing historic structure, if it lies within the Historic District, it is subject to the review criteria of Section 10 of the Stowe Zoning Regulations.

George Bambara asked if there were any waivers being sought. Ms. Wingate responded that a height waiver is being requested as the top of the building will be 34.33 ft above grade. Barbara Baraw asked what the gray hatched area on the site plan is, and what the transformer will look like. Ms. Wingate responded that the gray hatched area is existing gravel area which will be converted to lawn space, and the transformer will be a big green metal box that will be screened with landscaping. Ms. Wingate continued to say that there will be no rooftop mechanical units, that the

underground parking will be mechanically ventilated. Kelley DesRoches commented that the ventilation will be located within a window well that has a grate top.

The applicant commented that the Base Flood Elevation is 687 ft. The first-floor elevation of the garage in the proposed building will be built at an elevation of 689 ft.

Ms. Baraw asked about exterior vents. Ms. DesRoches responded that there will be 4" vents for laundry machines in each unit. The vents will be painted to match the exterior walls. Mr. Bambara asked if there will be an elevator in the building. Ms. Wingate responded that there will be one, within the same space as the central stair tower.

Ms. Wingate offered the additional information: the parking garage will be steel framed while the rest of the building will be wood framed.

Chris Carey commented that the proposed building doesn't reflect any other buildings in the area.

Tyson Bry commented that ideally the building would have more sloped roof, and Shap Smith commented that there should be additional trim details.

Ms. DesRoches handed out additional elevation drawings – one sheet containing three iterations of the building. Most of the HPC noted that they liked the middle drawing best.

Additional feedback provided by the HPC included: the heating louvres look unattractive and the applicant should look into a new way to hold air conditioning and mechanical units. Mr. Bry stated that he would rather see rooftop mechanical units installed.

Ms. Wingate answered a few additional questions confirming that the elevator goes down to the garage and that the building will be sprinklered.

Mr. Macdonald recommended that the applicant come back with both the structural engineer's report and revised plans. Otherwise, they'll end up needing more than, at a minimum, one meeting.

The applicant plans to return to the HPC when revised plans and the structural engineer's report are complete.

Other Business:

None.

Review Meeting Minutes:

No changes or edits were made to the prior meeting minutes.

The meeting adjourned at approximately 6:25 PM.

Respectfully submitted,
Ryan Morrison, Deputy Zoning Administrator



Town of Stowe- Historic Preservation Commission

Meeting Minutes – April 2, 2025

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday April 2, 2025, at approximately 5:15 pm.

Participation was in person at the Akeley Memorial Building, online or telephone via Zoom.

Members Present: McKee Macdonald, Sam Scofield, Shap Smith, George Bambara, Tyson Bry, Chris Carey, and Cindy McKechnie

Staff Present: Ryan Morrison

The meeting was called to order by McKee Macdonald (chair) at 5:15pm.

Project #: 7564

Owner: 354 South Main Street, LLC

Tax Parcel #: 7A-002.010

Location: 354 South Main St

Project: Demolish the existing commercial building and construct a new 39-unit multifamily residential building with associated site improvements

Zoning: VC10/SHOD

Applicants Nick & Tiffany Donza were in attendance and presented revised elevation plans. M. Macdonald went over the items needed for a formal review, including specific information on the plans such as blown-up measurement details for siding, trim, window surround, etc. N. Donza handed out paper copies of revised plans. Revisions included color changes and ‘flipping the building’ so that the mill side is on the left side. S. Scofield commented that the revised plans appear to address what the HPC has recommended at previous meetings, and they’ve done a nice job of breaking the building up – but would like to see the details that M. Macdonald discussed added to the plans. T. Bry commented that the clapboard siding looks better than the brick siding and asked about the mansard roof materials. N. Donza commented that they tried to introduce the stone siding underneath the windows to give the building a little something extra and it will act as a drip guard. M. Macdonald asked if metal panels are proposed for the upper third floor above the left-hand side of the building? N. Donza confirmed that that is the case, and that it’s a metal siding that’s designed to look like a board and batten siding. T. Donza commented that the stair tower is board and batten and the third floor of the mill side is metal siding.

G. Bambara commented that the 6/6 window patterns on the left side looks good, as do the 6/1 windows on the right side of the building, but would recommend that something else be done with the first and second floor windows on the left side of the building to maintain a more consistent window pattern – perhaps a 6/6 on the second floor and a 6/1 on the first floor. G. Bambara suggested to at least add some muntins to these windows. T. Donza commented that some of the window patterns look too busy. S. Scofield asked if there is any exterior lighting? N. Donza stated that there is some exterior lighting that has remained consistent since their original application submittal.

M. Macdonald asked if they were stuck with the telephone pole at the front? N. Donza responded that they are but it’s not something they want to keep. Currently there is a guide wire that goes over to the public safety building, but they are looking to eliminate that pole. Stowe Electric needs a guard wire to hold the pole. The pole doesn’t have room on it to accommodate the proposed development, so they are introducing the other pole with a guard wire.

C. McKechnie asked about the stone drip guard on the west side that stops halfway. Is this something that you might want to continue all the way across the building? The Applicants confirmed that that could be a possibility. C. McKechnie added that she liked the 2/2 window patterns on the mill side of the building.

N. Donza displayed the lighting plan, which includes six lamp posts with a downward light to illuminate just their area. C. McKechnie would like to see the fixtures themselves replicate more of a village appearance – similar to what is seen along Main Street.

G. Bambara asked if there is a zoning requirement that lights be on timers so they're not on all night? R. Morrison responded that for commercial uses there are timing requirements, as far as when they are supposed to turn off. But that is not the case for residential development. C. Carey commented that he thinks it's more of an energy code issue, and that if it's lighting for an egress, then they have to remain on. R. Morrison asked if there were recessed lights proposed in the entries? N. Donza responded that they may add recessed lighting in the entryways.

M. Macdonald commented that there are some windows with the heating louvers underneath and some without. The Applicant commented that each unit will have air conditioning, which in turn requires this venting. They looked into rooftop units, but they would be very visible from northbound traffic on South Main Street, and fire code for the roof units would require that all of the freon lines have enclosed fire-sealing to each unit, which would be cost prohibitive. They've explored and opted out of other methods of heating/air conditioning (rinnais, window 'units'). The size of the vents have been reduced and they're not ptac units. We went with a separate unit with vents that are two 8" holes (one is an 'air-in', one is an 'air-out') and covered with a 20"x9" louvered panel. When asked, the Applicant commented that there are 4" exhaust fans for the bathrooms on the sides of the building. The Applicant also added that one heating/AC unit should adequately handle an entire apartment. S. Scofield asked if there is a possibility to move the vents in the stone below the windows to a vertical position next to the windows? T. Donza responded that the vents cannot be vertical. N. Donza added that per the landscape plan, a lot of new landscaping will aid in the screening of these vents. There are 39 vents on the building and we've tried our best to keep them to the sides.

M. Macdonald asked about the lack of porches or balconies. The Applicant responded that on the landscape plan there is a door on the east elevation that would lead to an outside space that could be used by the tenants. We've looked at a few balcony options and given the project location and potential for noise, we felt that this is not something that would be valued by the tenants. So we've opted for an outside space that could have some grills and picnic tables.

S. Scofield asked about adding doors in the bedrooms with a Juliet balcony facing the river. Mr. Donza stated that in the summer there are gravel trucks going to and from the town gravel pit all day, which creates noise and dust.

T. Bry commented that the corner boards on the mill side look a little small in comparison to the scale of the building – they should be larger to fit in with the clapboard siding.

S. Smith asked about the height. The Applicant responded that they are below 30 ft, with the exception of the stairwell, which is above 30'.

The Applicant's intend to return with revised plans to a future HPC meeting.

Project #: 7563

Owner: Caleb Hudak & Kelly Sarsen Hudak

Tax Parcel #: 11-098.000

Location: 4612 Mountain Road

Project: Addition of dormer on rear elevation

Zoning: UMR

Doug Viehmann was in attendance and presented the application. The project is to add a dormer to the building's rear to accommodate a new bathroom. The new dormer, at the western end of the home, will be made to match the existing building's siding. The proposal will also change the roof material to standing seam metal roofing for the entire home. Mr. Viehmann explained that the new dormer is located on the original home, and that the lower sections of the home were additions to the home over the years. Mr. Viehmann also added that the new dormer will not be visible from the Rt 108. Chris Carey motioned to recommend approval of the project as presented. The motion was seconded by George Bambara and unanimously approved. The project is a minor.

Project #: 7510

Owner: AGS VT Inc, DBA Stowe Village Market

Tax Parcel #: 7A-021.000

Location: 88 South Main St

Project: Build privacy fence around refrigeration unit on top of store

Zoning: VC-10/SHOD

Ed Lowell attended the meeting via Zoom and presented the application. The project is to add a fence screen to the rooftop mechanical units installed on the market building. This application was first heard at the December 4, 2024 HPC meeting. The fencing will be a solid vinyl fence, colored to match the market building, but with a white trim. It will be welded to the steel base of the mechanical unit, which stands approximately 2-3 feet above the roof. The panels will be 5 ½' or 6' in height, on all sides with the top open. The HPC requested that the applicant return with revised plans that detail the specific height(s) of the fence sections and note the overall length. The application is continued to the April 16th HPC meeting.

Project #: 7575

Owner: Bernadette M Doyle Trustee Kyla Michaud Trustee

Tax Parcel #: 7A-152.000

Location: 94 Park St

Project: Replacing windows and siding on carriage house and siding on main house

Zoning: VC-10/SHOD

Kyla Michaud was in attendance and presented the application. The project is to replace windows on the existing carriage house and siding on both the carriage house and main house. The window replacements consist of energy efficient windows to look the same as the existing windows, with the exception of the witch's window on the side elevation and the front window. The witch's window on the right elevation will be replaced with a slider window, and the front window will be replaced with a taller window set with a fixed center window, flanked on both sides with double hung windows. The existing double hung windows in the gable ends of the front and rear facades will be replaced with casement windows of the same size, but which can be used as egress. Both buildings will be re-sided with matching Hardie board siding. C. McKechnie asked what the uses are in both buildings. Ms. Michaud responded that the main building contains four apartments and

the carriage house has been used as a single-dwelling and will likely continue that way, but the future is still up in the air based on family use. Tyson Bry asked about the need to replace the witch's window, noting his preference for it to stay a witch's window. Ms. Michaud responded that it faces the neighbor's rear yard, is not visible from the street, and doesn't open. The proposed slider window will function better. George Bambara motioned to recommend approval of the project as presented. The motion was seconded by Sam Scofield and unanimously approved. The project is a minor.

M. Macdonald, S. Smith and C. McKechnie all left the meeting.

Project #: 7578

Owner: Joseph & Allison Mueller

Tax Parcel #: 07-347.000

Location: 1357 Stowe Hollow Rd

Project: Garage renovation and renovation of historic house including window replacement and new shingles

Zoning: RR3

Michael Perpall was in attendance and presented the application. The project consists of renovating two attic spaces (east and west) and replacing four double-hung windows on the historic home: two in the east attic and two in the west attic. The existing windows extend below the attic floor level inside. The applicant proposes replacing the windows with shorter double-hung windows and to in-fill the bottom gap with flat trim in an effort to retain the existing window trim. Additionally, the roofing is proposed to be replaced with asphalt shingles. For the existing garage, the project involves converting it to living space with one bedroom, office space and storage on the ground floor and a family room in the upper floor. Mr. Perpall stated that the garage is set on a slab. Exterior renovations include replacement and new windows/doors and the construction of dormers on both sides of the gable roof. S. Scofield commented that he is not fond of the infill trim for the replacement windows on the historic home. The other Commissioners in attendance agreed. The Commissioners commented that they had no issues with the proposed barn renovations. Mr. Perpall agreed to discuss the window issue with the property owners and return to the HPC soon.

Other Business:

None.

Review Meeting Minutes:

No changes or edits were made to the prior meeting minutes.

The meeting adjourned at approximately 6:40 PM.

Respectfully submitted,
Ryan Morrison, Deputy Zoning Administrator

Stowe Housing Task Force

Wednesday, March 19, 2025

Akeley Memorial Building
67 Main Street
Stowe, Vermont



Housing Task Force Members: McKee Macdonald, Walter Frame, Josi Kytle, Sarah Henshaw, Stefan Grundmann, Ken Braverman, Town Manager Charles Safford (Ex-officio), Mila Lonetto (Ex-officio)

Absent: Scott Coggins

Attendees: Sarah McShane, Will Fricke, Jeff Sauser, Beth Gadbois, Paco Aumand, Alison Karosas

Call to Order

Chair Macdonald called the meeting to order at 9:00am.

Approve Agenda

Josi Kytle moved to approve the agenda and minutes. Walter Frame seconded. Motion carried (6-0).

Housing Consultant Key Findings, Initial Draft Recommendations, Social Media Topics

McKee Macdonald noted they are nearing the end of March and there are about 3 months left to meet their goal as a task force. They have taken a lot of testimony and have lots of information coming from different directions, and it is time now to focus, and the consultant will help drive the conversation forward. He said his feeling at this point is they need to focus on goal setting for what they will deliver, and focus on what we might be proposing for Housing Task Force 2.0 or things that are too much to accomplish in next three months. He added they should nail down what they can accomplish in the next three months and the deliverables they present to the Selectboard in July.

Jeff Sauser of CommunityScale outlined the draft of their key findings. He presented the following slides:

- Housing supports Stowe's vision for a sustainable community
- Stowe has the potential to add 523 households by 2035
- Stowe is building at the right pace - if most new units went to residents
- Non-homestead properties outnumber homesteads
- Housing is completely unaffordable for most residents
- The median home price of \$926k is unattainable to residents in virtually all local professions
- Where people live who work in Stowe
- The Stowe population is aging rapidly, with fewer young adults and families
- The housing stock needs to be rebalanced to reflect preferences of a growing senior population
- Barriers to affordable housing production and access
- Stowe needs an "all of the above" strategic plan

Walter Frame asked if housing costs up to 30% was reasonable for a resort town, and that 40% could be more appropriate. Will Fricke noted that 30% is still high in his experience. Charles Safford said they could show 30% and 50% to match the VT Housing Data cost burden thresholds.

The Task Force discussed strategies for social media and getting people engaged with the housing study findings and recommendations. They also gave feedback to CommunityScale on the slides presented.

Staff Report / Next Meeting Agenda

Mila Lonetto said the Planning Commission is discussing a subcommittee to discuss a potential development moratorium, and they want someone from the HTF to be part of conversation. Charles Safford noted the

Selectboard is only body that can implement a moratorium and it has not been discussed by them. Paco Aumand said they should use the HTF charge for guidance on whether participation in subcommittee is appropriate. The Selectboard has not discussed a moratorium or the issue of one. He pointed out that the newest Selectboard member ran on the issue. He said he is not taking a position but recognizing the conversation is out there. The Task Force decided that Mila would continue to be the go-between for this subcommittee and the Task Force and the Task Force could provide input if needed.

Charles Safford noted there are multiple upcoming Selectboard meetings with topics relevant to the Housing Task Force. It was noted that when CommunityScale comes to a Selectboard meeting in May that will serve as the Task Force quarterly report.

The Task Force discussed Local Minutes, a new AI tool for searching local government minutes in Vermont.

Public to be Heard Non-Binding

No public comment.

Adjournment

Chair Macdonald adjourned the meeting at 10:30am.

Notes

Minutes submitted by Will Fricke.

The Stowe Housing Task Force meets on the first and third Wednesday of each month at 9:00am.

A recording of this public meeting is available at: <https://www.stowevt.gov/HTF>

Stowe Housing Task Force

Wednesday, April 2, 2025

Akeley Memorial Building
67 Main Street
Stowe, Vermont



Housing Task Force Members: McKee Macdonald, Walter Frame, Josi Kytle, Stefan Grundmann, Ken Braverman, Scott Coggins, Town Manager Charles Safford (Ex-officio), Mila Lonetto (Ex-officio)

Absent: Sarah Henshaw

Attendees: Sarah McShane, Will Fricke, Jeff Sauser, Beth Gadbois, Alison Karosas

Call to Order

Chair Macdonald called the meeting to order at 9:00am.

Approve Agenda

Josi Kytle moved to approve the agenda and minutes. Scott Coggins seconded. Motion carried (6-0).

Housing Consultant Key Findings, Initial Draft Recommendations, Social Media Topics

Jeff Sauser of CommunityScale presented an updated draft of their key findings with input from the March 19 meeting incorporated. The Housing Task Force gave additional feedback on the slides presented.

The Task Force discussed the progress of the housing task force report, the need for a sustainable community in Stowe, and the challenges of housing and workforce retention in the town. The Task Force also discussed various strategies for housing development, potential revenue sources for affordable housing initiatives, and the need for increased staff capacity to manage development projects. They also discussed the importance of setting a target for the housing fund, the potential impact of short-term rentals on the town's housing stock, and the need for a more nuanced approach to affordable housing issues.

Staff Report / Next Meeting Agenda

The next Task Force meeting will be focused on planning for the May 6 community workshop.

Public to be Heard Non-Binding

No public comment.

Adjournment

Chair Macdonald adjourned the meeting at 11:00am.

Notes

Minutes submitted by Will Fricke.

The Stowe Housing Task Force meets on the first and third Wednesday of each month at 9:00am.

A recording of this public meeting is available at: <https://www.stowevt.gov/HTF>

Stowe Energy Committee March 27, 2025



5:30pm

**Akeley Memorial Building
67 Main Street
Stowe, VT 05672**

Present: Catherine Crawley, Elizabeth Soper, Robi Artman Hodge, Cap Chenoweth, Andrew Rianhard, Marina Meerburg, Robi Artman-Hodge, Nikolas Graupe

Absent: Ellie Feinstein

Attendees: Assistant Town Manager Will Fricke, Parks & Rec Director Matt Frazee, Jonathan Dowds (Renewable Energy VT), Ella Genovese

Call to Order

Chair Catherine Crawley called the meeting to order at 5:30pm.

Approve Minutes

Robi Artman-Hodge moved to approve the January minutes as amended. Cap Chenoweth seconded. Motion carried (7-0).

Electric Mowers and Power Tools Update from the Town

Matt Frazee provided an update on the 72-inch electric zero turn the Town purchased last fall. He highlighted its performance issues particularly when the grass is wet or beyond 2 inches of growth. He added that the electric mower isn't as capable of fanning clippings and can leave clumps of grass on the fields. He said the mower is primarily used on the Rec Path and that they have been in use for 15-20 hours. It was noted that the Town is scheduled to replace three zero turns with electric models in FY26. Matt Frazee expressed concerns about the availability of electric zero turns mowers with comparable performance to the current gas/diesel models and noted he is likely to recommend the Equipment Fund be amended to replace the current zero turn mowers with gas/diesel models. Will Fricke added that much of the Town fields are wet and in floodplains, noting that electric mowers struggle in those conditions. The Energy Committee expressed that the Town should place more weight on the environmental benefits of electric zero turn mowers despite reservations about cost or performance standards, or adjust park maintenance and mowing practices to support the use of electric mowers, such as reducing the acreage mowed, eliminating the use of bagging, or not fanning grass clippings.

Proposed Changes to Vermont's Solar Net-Metering Program

Jonathan Dowds of Renewable Energy VT presented about Act 179, renewable energy standards reform, and proposed state changes to solar net-metering.

Charging Smart Program

Will Fricke said he had a call with the IREC Charging Smart program manager and they have offered to present on April 24.

Ella Genovese said she talked with Will Fricke about EVs in Stowe to assist with her needs assessment.

Student Project Update

Nikolas Graupe gave an update on his research regarding electric police vehicles. He noted that while they have typically a 200–300-mile range compared to typically 600 for hybrids, they are typically not traveling far out of

town to places without chargers and less range could be acceptable. He also noted that during winter the range is reduced.

Other Business

Marina Meerburg is not requesting Selectboard reappointment for an additional term and the April meeting will be her last on the Energy Committee. Cap Chenoweth is requesting reappointment, but he noted he may not serve the full three years.

Catherine Crawley noted they will be presenting the Energy chapter of the Town Plan and the Enhanced Energy Plan at the April 21 Planning Commission meeting.

Robbie Artman-Hodge attended the VT Clean Cities listening session on Electric Vehicles at Trapps.

Cap Chenoweth suggested inviting Jed Lipsky to a meeting to discuss Act 179.

Elizabeth Soper asked if there would be a follow up on the mowers. Marina Meerburg said lawns are often replaced with low growing plants and suggested it could be an option for the rec path. Elizabeth Soper said it would be interesting to do an assessment of what is being mowed, whether they are pollinator fields, etc.

Cap Chenoweth said he is skeptical of what Town staff say about the mowers wants to be there for a side-by-side test of an EV mower and a diesel mower.

Elizabeth Soper said the Town prefers to do what is easiest, and they have limited staff and limited time, and this is another burden, but that is part of the concept of thinking differently and moving into a new energy future. She said there has to be some compromise, like getting one electric mower and two diesel mowers.

Andrew Rianhard said he also wants to be there for a side-by-side. Andrew Rianhard said mowelectric.org says gas mowers use approximately 920 gallons of fuel per year, and they do not have a DPF so the fumes are not filtered. He asked whether we want cleaner air for Stowe or to continue the way it is, and it's getting worse because we are growing. He added that the site estimates \$2800 per year on fuel savings, which seems like an easy thing to convince people, and it is worthy to push for it. He suggested they should post on Front Porch Forum or have some public support to try to sway the Selectboard. They can't just to listen to two people and their personal opinions on the performance, and they need to listen to the people that are paying for it too. He expressed that the noise and pollution should be larger concerns with respect to mowers.

Elizabeth Soper said she does not think they should back down. She said she is happy to go to the new Selectboard member and have a conversation, and that she told her she was all about climate change, so she'll see whether or not she can hold to that.

Andrew Rianhard said when Greenworks releases a 72-inch model, if the Town is going to latch onto the rear discharge as the excuse, there will not have that excuse anymore unless they move onto some other excuse.

Catherine Crawley said that as the models advance, the technology advances and they keep pushing. She noted that is the job and the charge of the Energy Committee. She added that if they get their policies through, it really is the charge of the committee.

Andrew Rianhard said Matt Frazee talked about electric buggies and he said there are none available, and that the drive train does not matter. He added that while he is not supposed to talk about bias within the town, there's a very clear bias for Polaris dealers, and many dealers refuse to work on them or sell them. He said the dealers do not like the electric equipment and will push the gas equipment.

Adjournment

There being no other business, Chair Catherine Crawley adjourned the meeting at 6:47pm. She noted that the Planning Commission meeting where the Energy Plan will be discussed is April 21.