

Agenda Summary
July 16, 2025

Agenda Item No. C-1

Other Business – Manager’s Report

Act 250 Notices:

An issued Jurisdictional Opinion that an Act 250 permit is required for a proposal by Vermont Public to replace the entire recently damaged roof on its Vermont Public Building atop Mt. Mansfield in Stowe, Vermont near the “Nose” to forestall additional and or future damage. During replacement, old portions of the roof and other materials will be cut into movable portions and removed from the mountain via pickup truck. New materials will arrive on a one-ton raw coil stock and are to be fed through a 12’ pull behind a pan former machine to be parked on a trailer on the lower parking lot for the nearby WCAX building. Staging areas will be the WCAX parking lot and the parking lot surrounding the Vermont Public Building.

<https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=JO%205-181>

An initial Act 250 application for the construction of a 400 sq. ft. addition to the Stowe Mountain Club Golf Cottage to support the golf pro staff and site improvements, additional landscaping and plantings adjacent to the Golf Cottage, a new set of stairs serving the new space, a new walkway to the 10th tee and an additional five angled parking spaces adjacent to the entry road that serves the Golf Cottage and some minor regrading and repaving adjacent to the existing putting practice green. The existing VT Stormwater Construction Runoff Permit 3929-9020.9 issued on 3/15/24 is currently being amended to now include the area of disturbance related to the Golf Cottage project.

[https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5L1338\(Altered\)-43](https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5L1338(Altered)-43)

Minutes: Enclosed are the following minutes:

- Development Review Board – July 15
- Planning Commission – July 7
- Conservation Commission – July 14
- Historic Preservation Commission – July 16
- Electric Commission – July 24
- Energy Committee – June 26
- Arts & Culture Council – May 14

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.



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: July 14, 2025
Date Application Submitted: July 2, 2025
Date Application Received: July 3, 2025
Application Number: 5L1338(Altered)-43

Spruce Peak Realty, LLC
Attn: Sam Gaines
7320 Mountain 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:

Construction of a 400 sq. ft. addition to the the Stowe Mountain Club Golf Cottage to support the golf pro staff and site improvements, additional landscaping and plantings adjacent to the Golf Cottage, a new set of stairs serving the new space, a new walkway to the 10th tee and an additional five angled parking spaces adjacent to the entry road that serves the Golf Cottage and some minor regrading and repaving adjacent to the existing putting practice green.

The existing VT Stormwater Construction Runoff Permit 3929-9020.9 issued on 3/15/24 is currently being amended to now include the area of disturbance related to the Golf Cottage project.

The project is located at 206 Big Spruce 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 5L1338(Altered)-43 can be viewed on the public Act 250 Database online ([https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5L1338\(Altered\)-43](https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5L1338(Altered)-43)).

Schedule G Notice of Initial Application Filing, 5L1338(Altered)-43
Spruce Peak Realty, LLC, Attn: Sam Gaines
Stowe
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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



ACT 250 JURISDICTIONAL OPINION

JO 5-181

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 Jurisdictional Opinion based upon available information and a written request from the landowner/agent or other person. Any notified person or entity will be bound by this opinion unless that person or entity files a request for reconsideration with the District Coordinator or an appeal with the Superior Court, Environmental Division, within 30 days of the issuance of this opinion (see below). This Opinion identifies Act 250 Jurisdiction only. Other permits may be required (e.g., <https://dec.vermont.gov/permits>). For more information, please contact the Agency of Natural Resources Environmental Assistance Office: (<https://dec.vermont.gov/assistance/permits>).

☒ I hereby request a jurisdictional opinion from the District Coordinator regarding the jurisdiction of 10 V.S.A. Chapter 151 (Act 250) over the project described below.

Robert H. Rushford, Esq.
Gravel & Shea
76 St. Paul Street
P.O. Box 369
Burlington, VT 05402-0369

☐ Landowner ☐ Agent ☒ Other

Project Description: Vermont Public proposes to replace the entire recently damaged roof on its Vermont Public Building atop Mt. Mansfield in Stowe, Vermont near the "Nose" to forestall additional and or future damage. During replacement, old portions of the roof and other materials will be cut into movable portions and removed from the mountain via pickup truck. New materials will arrive on a one-ton raw coil stock and are to be fed through a 12' pull behind a pan former machine to be parked on a trailer on the lower parking lot for the nearby WCAX building. Staging areas will be the WCAX parking lot and the parking lot surrounding the Vermont Public Building. The project is further described in the JO request "JO-5-181" and exhibits on the [Act 250 Database](#).

Existing Act 250 permit number: 5L0771 series and 5L1442 series

Project Type: ☒ Commercial ☐ Subdivision ☐ Municipal/State ☐ Mixed

AN ACT 250 PERMIT IS REQUIRED: ☒ YES ☐ NO

BASIS FOR DECISION: The roof replacement project is on a building within the vicinity of *very fragile and unique ecosystem which includes many rare and listed plants and natural communities*, as determined by Vermont F&W in July 17, 2025 emailed comments. F&W's comments included several recommended precautions that could be implemented during the replacement work to avoid any impacts to the ecosystem. Accordingly, the filing of an



Administrative Amendment application will be required to formalize those recommended precautions.

DATE: July 24, 2025

By: /s/ Susan Baird
Susan Baird, District Coordinator
District 5 Environmental Commission
802-522-6428
susan.baird@vermont.gov

Any party may file within 30 days from the date of a decision of the District Coordinator a request for reconsideration with respect to the jurisdictional opinion, pursuant to Act 250 Rule 3(B). Any reply to a request for reconsideration shall be filed within 15 days of the service of the request, unless otherwise provided by the District Coordinator.

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.

Please note that there are certain limitations on the right to appeal, including interlocutory appeals. See, e.g., 10 V.S.A. § 8504(k), 3 V.S.A. § 815, and Vermont Rule of Appellate Procedure 5. 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 requests for reconsideration and appeals are intended for informational purposes only. They neither supplant 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.

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 **Jurisdictional Opinion JO 5-181** by U.S. Mail, postage prepaid, on this July 24, 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.

Gravel and Shea
Attn: Robert H. Rushford
76 St. Paul Street
PO Box 369
Burlington, VT 05402-0369
rrushford@gravelshea.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@lcpv.org
georgeana@lcpv.org

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

FOR INFORMATION ONLY

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

Land Use Review Board Chair
10 Baldwin Street
Montpelier, VT 05633-3201
act250.legal@vermont.gov
act250.agenda@vermont.gov

Dated this July 24, 2025.

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

Stowe Arts and Culture Council (SACC) Meeting Minutes

Date: May 14th

Present: Donald Jones, Aimée Green, Barbara Baraw, Sara Opel, Beth Liberman, Loren Polk, Brooke Hailey, Seth Soloway

Sarah McShane (Guest – Town Planning and Zoning Director), Tim Cianciola

Welcome and Introductions

Donald Jones opened the meeting and introduced Sarah McShane, Town Planning and Zoning Director, to discuss the Town Plan update and the role of the Arts and Culture chapter.

Car Show Transition Discussion

- **Suggestions for New Organizers:**
 - Aimée Green recommended reaching out to Elise McKenna of Stowe Vibrancy and Carol Shaw.
 - Stoke Performing Arts was also mentioned as a possibility.
 - Barbara Baraw suggested the Fire Department could be re-engaged, possibly partnering with another group.
- **Event Profitability:**

Tim Cianciola noted the car show has been very profitable in past years and is open to passing it on.
- **Next Steps:**

Tim will reach out to potential partners. SACC expressed support for continuing the event but clarified they cannot organize it themselves.

Town Plan Update – Arts & Culture Chapter

Presenter: Sarah McShane

- The Town is updating its plan (last updated 8 years ago) through the “Stowe 2050” visioning project.
- Over 7,000 unique community comments were collected.
- The Arts & Culture section includes goals, policies, and tasks — SACC is being asked to review and suggest edits or additions.
- Deadline for feedback: **End of Summer (August).**

Discussion Highlights:

- Donald Jones emphasized the need for Stowe to become a more visible arts destination, noting the lack of cohesive branding and signage.
- Ideas shared:
 - "Stowe Arts" door decals, coordinated banners, and branding.
 - Broader promotion through maps and wayfinding tools.
 - Revamping the town walking map to include arts locations/events.
 - A rotating public art program featuring local artists, including student work.
 - Development of partnerships with local businesses and organizations to host local art.
 - Potential for QR-code-enabled walking tours or an online interactive map.
- **Next Steps:**
 - SACC will continue reviewing the Arts and Culture section.
 - Sarah McShane will provide any existing survey data relevant to arts and culture.
 - Council to align this update with its own internal review of goals and objectives.

Council Vision and Role

- Continued discussion on defining the role of the SACC:
 - Recognition of current limitations (no funding or curating authority).
 - Desire to serve as facilitator and advocate rather than event organizer.
 - Noted the need for clearer collaboration with town planning and select board.
- Beth Liberman suggested learning from River Arts' successful community-inclusive art projects.
- Seth Soloway reiterated the need for a centralized visual art curator or facilitator and offered Spruce Peak Arts' walls for exhibition use.

Sesquicentennial Planning

- Recap from prior meeting:
SACC will not lead any events but will ensure coordination with Stowe Vibrancy and other partners to incorporate arts and culture into town celebrations.

Liaison and Select Board Update

- **Select Board Goal:**
Review and clarify the role of all town commissions, including SACC.
 - This review adds urgency to SACC's own strategic planning and definition of value to the town.

Next Steps and Action Items

- Review and edit Arts & Culture section of Town Plan — due by **August**.
- SACC will re-evaluate its mission and goals at the **next meeting**, including revising objectives and identifying achievable initiatives.
- Members to contribute ideas via Google Docs.

Adjournment

Motion to Adjourn: Passed

Adjourned At: 10:04 AM

Stowe Energy Committee June 26, 2025



5:30pm
Akeley Memorial Building
67 Main Street
Stowe, VT 05672

Present: Catherine Crawley, Elizabeth Soper, Cap Chenoweth, Robi Artman-Hodge, Ellie Feinstein, Nikolas Graupe

Absent: Andrew Rianhard

Attendees: Assistant Town Manager Will Fricke, SED Regulatory Compliance Manager Michael Lazorchak

Call to Order

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

Approve Minutes

Elizabeth Soper moved to approve the May minutes. Cap Chenoweth seconded. Motion carried (6-0).

Student Report: Electrifying Stowe Police Fleet

Nikolas Graupe and Ellie Feinstein presented an analysis of electric vehicles for police use, highlighting both benefits and drawbacks. He noted that while electric vehicles offer significant cost savings and environmental benefits, they also face challenges such as battery degradation, range limitations in cold weather, and limited charging infrastructure. Despite these concerns, electric vehicles have been well-received by some police departments, but limited range in winter is a limiting factor to their adoption in cold weather environments.

Town Plan Energy Chapter

Catherine Crawley noted the Planning Commission is finishing up first part of town plan and will shift to implementation chapter soon, and to be on the lookout for updates.

Other Business

Will Fricke gave an update on ChargingSmart, and said that while the town is likely to achieve silver designation. The Energy Committee discussed different state and local electric vehicle regulations and incentives that may factor into a designation.

Michael Lazorchak discussed the elementary school greenhouse, saying they are trying to come up with a way to utilize solar at greenhouse to teach about renewable energy and the Energy Committee is invited to be of assistance.

Adjournment

Cap Chenoweth moved to adjourn after a very productive day. Elizabeth Soper seconded. Motion carried (6-0).

The meeting adjourned at 6:30pm.

DRAFT Minutes: Stowe Electric Board of Commissioners' Meeting

June 24, 2025, at 8:30 am at Town of Stowe Electric Department Conference Room with remote participation available via Zoom.

Present:

BOARD MEMBERS: Larry Lackey, Chair; Sarah Teachout, Vice Chair (via Zoom); and Mark Gilkey, Commissioner (via Zoom)

STAFF: Jackie Pratt, General Manager, Brent Lilley, Director of Operations; Sarah Juzek, Director of Finance; Michael Lazorchak, Manager of Regulatory Compliance; Caroline Klosowski, Business and Communications Manager; Kevin Stevens, Information Technology Manager and Amber Ives, Clerk of the Board

Call to Order: L. Lackey called the meeting to order at 8:30 am.

Agenda Approval:

M. Gilkey moved to approve the warned agenda, S. Teachout seconded, all were in favor, and the warned agenda was approved.

Approval of April 29, 2025, Meeting Minutes:

On a motion made by M. Gilkey and seconded by S. Teachout, the minutes of April 29, 2025, were approved.

Review and Approve Fiscal Year 2026 Operating Budget:

The Board of Commissioners and staff reviewed the major influences to the Fiscal Year 2025 year-end forecast, as well as the proposed fiscal year 2026 budget.

L. Lackey noted that that the proposed 2026 budget contained no changes to Stowe Electric's tariffed rates and that the projected earnings level was within the Public Utility Commission's (PUC) recommended range.

The Board of Commissioners and staff discussed uncertainties in the Market, the effect of Federal funding on planned projects, and conducting a comparison of rates by Utility.

S. Teachout moved to approve the Fiscal Year 2026 Operating Budget as presented by staff. M. Gilkey seconded the motion. There was no further discussion, and the motion was unanimously approved.

General Manager Highlights:

J. Pratt provided the Board of Commissioners with:

- An overview of industry news
- An update on SED's hydroelectric project and eligibility for the investment tax credit (ITC) under the Internal Revenue Service's "5% Safe Harbor" rule
- Human Resources updates
- An update on the launch of the Connected Homes program
- An update on the Resiliency Docket that was opened by the PUC and Department of Public Service (PSD) to explore how distribution utilities are considering resiliency in their planning processes
- An update on SED's Service Quality and Reliability Plan (SQRP) revisions and filing with the PUC
- An update on revised Time of Use Rates (TOU) that will be available for residential, small commercial and commercial demand customers
- An update on Act 51 and amendments to Vermont's Open Meeting Law

Adjournment:

There being no further business, at 10:02, M. Gilkey moved to adjourn the meeting. S. Teachout seconded the motion and all were in favor.

Respectfully Submitted,

Amber Ives

Clerk of the Board



Town of Stowe- Historic Preservation Commission

Meeting Minutes – July 16, 2025

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday July 16, 2025, at approximately 5:15 pm.

Participation was in person at the Planning and Zoning Department office at the Akeley Memorial Building, online or telephone via Zoom.

Members Present: Sam Scofield, George Bambara, Tyson Bry and Jen Guazzoni

Staff Present: Ryan Morrison

The meeting was called to order by Sam Scofield (vice chair) at 5:15pm.

Project #: 7653

Owner: Mark Armstrong & Karen Armstrong

Tax Parcel #: 05-012.010

Location: 595 Old County Road

Project: Window/door replacement with mudroom roof extension and faux chimney removal

Zoning: RR5

Mark and Karen Armstrong were in attendance and presented the application. The project involves replacing several windows and doors, including infilling one door with siding to match existing, extending the roof of the mudroom, and removing a faux chimney. Several window and door replacements are in-kind and do not require a zoning permit. The overall project is part of a kitchen remodel. The applicants want windows that open so that a cross breeze can be created. The interior room height is 7 feet, leaving little room to install a wall mounted AC/heat pump unit. The original structure was built circa 1830s, with the kitchen section built some time later. G. Bambara motioned to approve the project as presented. The motion was seconded by T. Bry and unanimously approved. The project is a minor.

Other Business:

Review Meeting Minutes:

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

The meeting adjourned at approximately 5:35 PM.

Respectfully submitted,
Ryan Morrison, Deputy Zoning Administrator



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

A regular meeting of the Conservation Commission was held on Monday July 14, 2025, at 5:30 pm. The meeting was held in person at the Stowe Town Office/Planning & Zoning Office with remote participation via zoom. Commission members in attendance: Catherine Gott, Kay Barrett, Walter Frame, Evan Freund, Philip Branton. Staff in attendance: Sarah McShane.

Call to Order. The meeting was called to order by Chair C.Gott at approximately 5:36 PM.

Public Comments & Adjustments to the Agenda. None

Review Meeting Minutes [05/12/2025]. W.Frame motioned to approve the minutes as submitted, seconded by P.Branton. The minutes were approved as submitted.

Moscow Rec Field- Playground Update. Staff S. McShane informed the Commission that the Parks & Recreation Department is continuing to plan and design a small playground for Moscow Recreation Field however designing within the floodplain without adding fill is more complicated than originally considered. As plans continue to develop, staff will keep the Commission informed. Ultimately, the Commission will need to develop a recommendation to the Selectboard regarding whether the proposal conforms with conservation easement and underlying management plan.

STP Cady Hill Proposed Trail Discussion & Recommendation. On May 12th the Conservation Commission met with members of STP to walk the corridor of a proposed trail called 'Baby Bears' in Cady Hill Forest. Members reviewed STP's written trail proposal. W.Frame inquired whether the proposed trail alignment could be shown on a map of the different management areas in Cady Hill. Members raised no objections to the proposed trail. Staff will prepare a recommendation letter and request an updated map from STP. The draft letter and supporting materials will be shared with the Commission at an upcoming meeting for formal review and recommendation before being forwarded to the Selectboard. E. Freund asked the Commission when they would like to take action on the Cady Hill Management Plan revisions regarding mechanical winter grooming. Members agreed to reserve the September 8th meeting for discussion on winter grooming and potential recommendation of an amendment to the management plan.

Memorial Park Beaver Discussion. C. Gott updated the Commission on recent beaver activity affecting Memorial Park and the Selectboard's decision to trap the beavers. She asked fellow members whether the Commission should review and comment on such issues but noted that, historically, the Commission has focused primarily on Town-owned conserved lands. Members shared individual thoughts and engaged in a broader discussion on natural resource planning, which then transitioned into the ongoing Town Plan discussion.

Continued Town Plan Discussion. Staff McShane explained that earlier this spring the Commission reviewed the existing natural resources goals, policies, and tasks and provided feedback to staff. She shared with the Commission the most recent draft version of natural resources/implementation section of the Town Plan. Members discussed topics such as forest fragmentation, permeable pavement,

stormwater runoff, and connectivity. S. McShane will continue refining the material and share updates with the Commission.

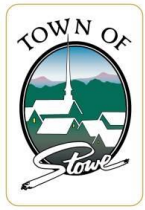
General Reports, Correspondence, Updates, & Other Business.

Staff provided correspondence from Cindy Stafford and Carolyn Loeb at SLT inquiring about invasive plants at Sunset Rock. The Commission agreed to host a work event at Sunset Rock during their next meeting on July 28th.

Next Meeting Date- 7/28/2025 at Sunset Rock.

Adjourn @ 7:00 PM

Respectfully submitted,
Sarah McShane



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes July 7, 2025

The Town of Stowe Planning Commission held a regular meeting on **Monday July 7, 2025** starting at 5:30 PM. The meeting was held at the Stowe Town Office with remote participation via Zoom. Voting members present included B.Hamor, J.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 included Lynn Altadonna, Mary Skeleton, and Elizabeth (Iphone)

Chair B.Hamor called the meeting to order at 5:31 PM.

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

Lynn Altadonna offered to share data regarding the economic impacts of short-term rentals in Stowe. Otherwise, there were no public comments.

Approval of Prior Meeting Minutes (6/2/25)

B.Davison moved to approve the minutes of the prior meeting, J. Muldoon seconded. The motion passed.

Development Subcommittee Update & Discussion

J. Muldoon, chair of the subcommittee, provided a brief update. He reported that the subcommittee met and agreed that a development moratorium is not an appropriate measure at this time. Instead, the subcommittee is considering recommending alternative strategies such as capping STRs, implementing the recommendations of the Housing Task Force, allocating funds for the Planning Commission to develop interim zoning measures, and adding municipal staff resources.

B. Davison offered additional comments in support of stronger measures related to STRs and affordable housing. He shared a proposal involving second accessory dwelling units (ADUs) and inclusionary zoning requirements to mandate affordable housing. He emphasized the importance of advancing actionable ideas and being proactive rather than reactive. B. Hamor asked about next steps and the potential cost of hiring a consultant or obtaining legal review. Members discussed various strategies, including B. Davison's suggestion to allow a secondary ADUs for those filing a homestead declaration. N. Percy asked how such provisions would affect STRs that involve renting individual bedrooms within a home. H. Mitrani asked for clarification, expressed support for capping STRs, and raised concerns about limiting STRs exclusively. N. Percy also expressed concerns with the provision as drafted. M. Lonetto reiterated the group's shared goals and emphasized the need to focus on agreed-upon priorities. J. Sereni inquired about enforcement mechanisms, prompting follow-up comments from B. Davison.

J. Muldoon summarized the discussion and posed the question of how best to move the ideas forward. S. McShane suggested dedicating the next Planning Commission meeting to discussing housing, including a review of the Housing Needs Assessment and identifying priority action items. M. Lonetto and N. Percy supported having the subcommittee work on interim measures. B. Davison asked for clear direction from the Planning Commission and encouraged the group to begin acting on the proposed solutions. J. Sereni noted that bold action is needed. The group then discussed broader community housing issues, STR impacts, and affordability. H. Snyder suggested the subcommittee continue addressing open questions before bringing a recommendation to the full Commission. N. Percy cautioned that inclusionary zoning could unintentionally raise housing costs and encouraged exploring ways to reduce costs instead. B. Hamor recommended setting aside agenda time for deeper housing discussions and suggested approaching the Selectboard with a concise list of key recommendations and a request for legal guidance. He emphasized the importance of getting legal input early to avoid hypothetical debates and recommended creating a list of questions for legal review. M. Lonetto

commented on anticipated recommendations from the Housing Task Force and suggested the Planning Commission focus on how best to implement them. J. Sereni asked which areas the subcommittee had not reached consensus on. J. Muldoon responded that the subcommittee will continue refining a recommendation letter. Lynn Altodonna provided comments regarding a recent DRB decision on mixed-use affordable housing and Fair Housing Law. S. McShane clarified that the project involved senior housing and shared recent findings from the decision.

Review Draft Elements of Stowe Town Plan

Recreation – Economic Development - Education

S. McShane presented the updated draft of the Recreation section. She explained that the revisions were developed in collaboration with the Recreation Commission and the Parks & Recreation Department. She hopes to have their prioritized recommended goals, policies, and tasks for an upcoming meeting. She explained how the updates reflect evolving community needs and priorities. In response, N. Percy suggested that Mayo Farm could potentially help meet some of the community's recreation and athletic space demands. Commission members acknowledged the constraints and pressures related to recreation infrastructure.

The Commission then discussed the Economic Development section. H. Snyder offered comments and recommended including information about the local option tax -specifically, the percentage that remains in Stowe and the total amount collected over time -to address public perception that the town has ample revenue. She also suggested expanding references to the trades and construction sectors, which she felt were underrepresented in the draft. Members discussed the changes in community priorities over the last twenty years and current community feelings regarding growth and development. M. Lonetto suggested a rewrite of the economic development goal to better reflect the need to balance economic growth with residents' quality of life. B. Davison supported her comments and recommended that the Commission meet with Stowe Mountain Resort. B. Hamor acknowledged the success of both Stowe village and the Resort and asked Commission members to consider: "Where do we go from here?" J. Muldoon added that the plan should explore the challenge of balancing the needs of visitors and residents, especially as it relates to traffic, infrastructure, and livability. The discussion then circled back to the Stowe Recreation Path. H. Snyder pointed out that the Rec Path is mentioned in all three sections and argued it should be prioritized as a vital connector for residents and visitors alike. Members agreed the Stowe Rec Path is a community asset. Elizabeth Benedict shared her experience as a part-time resident. She said she often feels left out of community conversations and expressed a desire to see Stowe remain a welcoming, local town - while still accommodating visitors. J. Muldoon acknowledged her concerns, stating that much of the tax revenue leaves the town, and that some part-time residents may not feel integrated in the community. He emphasized the need to better articulate how part-time residents can be part of the community's story. H. Snyder shared her own story of once being a part-time resident and related to Elizabeth's experience. Elizabeth also commented on the cost of construction and affordable housing, questioning whether Stowe is truly a welcoming community. J. Anne offered her perspective from the real estate sector, highlighting trends in housing inventory. N. Percy confirmed that the State of Vermont collects most of the tax revenue, not the town itself. H. Snyder wondered how the Planning Commission might help second homeowners feel more welcome. M. Lonetto followed up by asking how the needs of full-time and part-time residents might align - or differ. Mary Skelton shared that Stowe Vibrancy's Newcomers Night is a great opportunity for new and part-time residents to get involved, meet others, and feel part of the community. Several members agreed there's a need to find a middle ground - ensuring that second homeowners are both welcomed and represented in the planning process. B. Hamor suggested the Planning Commission consider ways to include second-hand homeowners in future discussions and long-term planning efforts. H. Mitrani closed the discussion by offering her perspective as someone who grew up in Stowe, reflecting on how the town has changed and evolved over time. Due to the time, the Commission did not review the draft education element.

Updates/Correspondence/Other Business

Housing Task Force Update.

M. Lonetto was out of town and did not attend the last Housing Task Force meeting. J. Muldoon reported that the draft Housing Needs Assessment is now available and scheduled to be presented to the Selectboard later this month.

General Updates & Correspondence

Updates None. Staff noted that she had forwarded to the Commission emailed comments from L. Lafleur addressed to them.

The next PC meeting is scheduled for July 21st. The meeting adjourned at 7:00 PM.

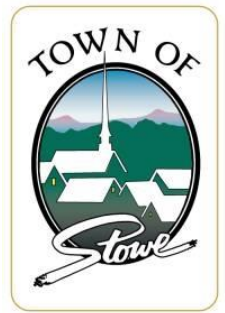
Respectfully submitted,
Sarah McShane, Planning & Zoning

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~~

Development Review Board

Drew Clymer, Chair
Andrew Volansky
David Kelly
Thomas Hand
Peter Roberts
Mary Black
Patricia Gabel



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

A regular meeting of the Development Review Board was held on Tuesday, July 15, 2025, starting at approximately 5:00 p.m. The meeting was held at the Stowe Town Office with remote participation using the “Zoom” application.

Members Present: Drew Clymer, Mary Black, David Kelly, Peter Roberts, Tom Hand, Patricia Gabel, Alternate Lynn Altadonna, and Alternate Scot Baraw.

Staff Present: Sarah McShane, Planning and Zoning Director & Ryan Morrison, Deputy Zoning Administrator

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

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

Project #: 7584 (Cont. from 7/1/25)

The Applicant was not present at the beginning of the meeting, so the DRB agreed to revisit this item at the end of the agenda.

Project #: 7534 (cont. from 3/18/25)

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

(Participating DRB Members: Drew Clymer, David Kelly, Mary Black, Patricia Gabel, Peter Roberts, Tom Hand. Andrew Volansky is recused.)

Chair D. Clymer reopened the public hearing for Project 7534. The original hearing was held on March 18th and was continued to a time and date certain - July 15th - to allow the Applicant to submit additional information. Representing the Applicant were Tyler Mumley, Rick Barnett, and Bob Chase. Joyce Blanker, President of the Stonybrook Homeowners Association (HOA), participated as an interested person on behalf of the HOA. At approximately 5:08 p.m., Chair Clymer swore in all individuals intending to provide testimony. A written statement from Ms. Blanker was also submitted into the record for the DRB’s consideration.

The Applicant seeks approval for a proposed Planned Residential Development (PRD) consisting of three residential sites and associated site improvements. One of the three residential sites currently contains an existing single-family dwelling, identified as a contributing historic structure (Survey No. 0808-40). The two additional sites are proposed to be developed with either single-family dwellings, single-family dwellings with accessory dwelling units (ADUs), or two-family dwellings. The project is not part of a formal subdivision.

The Applicant is also requesting a waiver from the double setback requirement under Section 13.4(5)(B). Engineer Tyler Mumley presented updates, noting that a boundary survey has been completed and revised site plans (Sheets C1 and C2) now reflect this information. He stated that a reduced setback of 100 feet is requested to accommodate the proposed building sites. The existing historic building has a front setback of approximately 45 feet and a side setback of 87 feet. Without the requested waiver, the proposed buildings would encroach into the Meadowland Overlay District.

Chair Clymer requested clarification on the double setback requirement. Mr. Mumley stated that access to the proposed building sites would traverse the setback area, which is allowed under the regulations. He also discussed potential options to reconfigure the access route if necessary. DRB members discussed alternatives such as creating a secondary or multiple driveway entrances. Chair Clymer inquired about wastewater plans. Mr. Mumley explained that while connection to the municipal water system is planned, it remains unclear whether the development will be served by on-site septic or municipal sewer. A drilled well located on the neighboring Stonybrook property is not in current use and lacks a designated source protection zone. On-site septic is potentially viable, but additional analysis is required to ensure it would not impact the public water source. Board member P. Roberts asked about septic capacity. Mr. Mumley confirmed that each proposed building is designed for up to five bedrooms, but final wastewater allocations and system designs are not yet confirmed.

Mr. Mumley reported that the parcel encompasses approximately 18 acres. The designated open space includes land within Chase Park, the river corridor, and the Meadowland Overlay Area, following the existing Rec Path. T. Hand asked about the location of proposed mound systems relative to the open space. Mr. Mumley confirmed the mound systems are located within the Fluvial Erosion Hazard (FEH) area but outside of the Special Flood Hazard Area (SFHA).

T. Hand inquired about the availability of draft HOA documents. Mr. Mumley requested that submission of such documents be included as a condition of approval. Mr. Hand also asked whether future building designs had been developed. Mr. Mumley stated that specific designs are not yet complete but noted that Section 10 requires review by the Stowe Historic Preservation Commission (SHPC). He expressed willingness to accept conditions of approval addressing future design standards, including considerations for massing and neighborhood character. Chair Clymer read portions of written comments submitted by Public Works Director Harry Shepard concerning sewer connection and onsite septic considerations. After discussion, staff recommended continuing the hearing to allow the DRB to begin deliberations and determine if additional information is needed. Mr. Mumley asked for clarification on remaining concerns. T. Hand identified ongoing questions regarding the proposed access within the double setback and unresolved wastewater issues.

Chair Clymer suggested the Board continue the hearing to a date certain to allow time for deliberation, with the intent of reopening the hearing only if additional questions arise. DRB members briefly discussed scheduling. M. Black moved, seconded by P. Gabel, to continue the hearing to a time and date certain of September 2nd. The motion passed unanimously.

Project #: 7542 (cont. from 5/20/25)

Owner: Peter Livaditis /Maple Corner Investments LLC

Tax Parcel #: 7A-029.000

Location: 48 South Main St

Project: Demolish Existing Building and Construct a Mixed-Use Building with Covered At-Grade Parking

Zoning: VC10/SHOD

(Participating DRB Members: Drew Clymer, David Kelly, Mary Black, Patricia Gabel, and Scot Baraw.) Lynn Altadonna, Michael Diender did not attend but will continue to participate.

Chair D. Clymer reopened the public hearing for Project 7542 at 5:46 p.m. Representing the Applicant were Kelley Osgood of Volansky Studio and John Grenier of Grenier Engineering. No interested persons participated. Staff and the DRB confirmed the members participating in the review. The original hearing was held on May 20th and continued to a time and date certain to allow the Applicant to submit additional information. At approximately 5:50 p.m., Chair Clymer swore in all parties intending to provide testimony.

The Applicant requests conditional use, site plan, and design review approval to demolish an existing historic building and construct a new mixed-use building at 48 South Main Street. The existing structure, originally built circa 1880 and altered around 1980, currently houses a restaurant and two residential units. The proposed new building is a three-story, mixed-use structure that will include retail space, residential units, and covered parking. K. Osgood and J. Grenier summarized actions completed since the last hearing, including approval of a boundary line adjustment. A final survey is being prepared for recording. The DRB reviewed the proposed parking layout. J. Grenier confirmed that all spaces comply with zoning requirements for size and quantity. The proposed site circulation includes one-way vehicular exit onto Route 100. Pedestrian accessibility, both onsite and offsite, was also discussed. J. Grenier noted that pedestrian safety has been a priority in the design. P. Gabel raised a question about whether a right-turn-only condition should be imposed at the Route 100 exit. J. Grenier responded that traffic is expected to queue beneath the building and that most vehicles will naturally turn right. He also noted that the Applicant owns an adjacent property, which provides access and shared parking rights. J. Grenier stated that the project will result in a net increase of approximately 300 square feet of impervious surface. Chair Clymer read aloud the standards for new construction within the SHOD and invited comment. K. Osgood responded by highlighting how the proposed design draws from the historic character of Stowe, referencing a local character study submitted for the Historic Preservation Commission (HPC) review. He noted that these standards were also addressed during the prior hearing. S. Baraw inquired about the building's setback from the sidewalk and whether drivers would have adequate visibility of pedestrians. The DRB discussed these considerations while reviewing the site plan. Following review, M. Black made a motion to close testimony for Project 7542 at 6:08 p.m. The motion was seconded by S. Baraw and passed unanimously, 5-0, by participating members.

Project #: 7562

Owner: Novak Revocable Living Trust

Tax Parcel #: 16-028.000

Location: 0 West Hill Rd

Project: Boundary Line Adjustment

Zoning: RR5

(Participating DRB Members: Drew Clymer, David Kelly, Mary Black, Patricia Gabel, Peter Roberts,

143 *Tom Hand, Alternate Scot Baraw.)*

144
145 D. Clymer opened the hearing for Project 7562. Representing the Applicant was Tyler Mumley and
146 Tom Novak. D. Clymer swore in all parties at approximately 6:10 p.m. The Applicant and property
147 owner, Novak Revocable Trust, requests approval for a boundary line adjustment between two
148 adjacent parcels under common ownership—Lots S-1 and S-2. Both lots are pre-existing and
149 currently span the town boundary between Stowe and Morristown. The proposed adjustment
150 would reconfigure the lots so that both are located entirely within the Town of Stowe.

151
152 Following the adjustment, Lot S-1 is proposed to be approximately 5.01 acres, and Lot S-2
153 approximately 5.84 acres. The subject properties are located off West Hill Road, a Class 3 Town
154 Road, and lie within the Rural Residential 5 (RR5) zoning district. Engineer Tyler Mumley presented
155 the proposal, explaining that the boundary line adjustment has already been reviewed in
156 Morristown and is now proceeding through the approval process in Stowe. The purpose of the
157 adjustment is to create two lots located solely within Stowe.

158
159 Chair D. Clymer inquired about the existing driveway and whether a Stream Alteration Permit from
160 the State of Vermont is required. He then reviewed the applicable criteria, which are limited to
161 dimensional standards for boundary line adjustments.

162
163 Following discussion, D.Kelly made a motion to close the hearing. The motion was seconded by
164 M.Black and passed unanimously.

165
166 **Project #: 7582**

167 **Owner: Scott and Amina Rank**

168 **Tax Parcel #: 10-043.010**

169 **Location: 46 Moulton Ln**

170 **Project: 2-Lot Subdivision**

171 **Zoning: RR5/FHD**

172
173 *(Participating DRB Members: Drew Clymer, David Kelly, Mary Black, Patricia Gabel, Peter Roberts,*
174 *Tom Hand, Alternate Scot Baraw.)*

175
176 Chair D. Clymer opened the hearing for Project 7582 at 6:15 p.m. The Applicant, Amina and Scott
177 Rank, were present and sworn in by Chair Clymer. The Applicant request combined preliminary
178 and final subdivision review, along with a subdivision amendment, for a proposed 2-lot subdivision
179 of an existing ±10.1-acre parcel. The project involves subdividing the property into two lots of
180 approximately equal size:

181
182 Lot 1: ±5.00 acres (contains an existing single-family dwelling)

183 Lot 2: ±5.00 acres (vacant, proposed for future development)

184
185 The property is located within the Rural Residential 5 (RR5) zoning district and has frontage on both
186 Stagecoach Road (Class 2 Town Road) and Moulton Lane (Class 3 Town Road). Access to both lots
187 is proposed via a shared driveway off Moulton Lane. The property is Lot 1 of the Hartley & Virginia
188 Neel three-lot subdivision, approved by the Planning Commission on November 6, 1989, and
189 recorded on February 26, 1990 (Book 8, Page 54). The current proposal includes amending that
190 original subdivision by removing a recorded “Building Zone Restriction Line” to allow dwellings to

be constructed on both proposed lots. The Applicant purchased the parcel in 2023 and explained that, as part of the real estate transaction, an agreement was reached to remove the legacy “no-build” designation from the plat. S. Rank noted that the existing house on Lot 1 is proposed to be converted to an accessory dwelling unit (ADU) when a new primary dwelling is constructed on the lot.

Chair Clymer stepped through the review of the Stowe Club Test. S. Rank addressed the criteria, explaining that the restriction in question stemmed from a plat notation resulting in a covenant. He claimed the plat notation was a private restriction rather than a formal zoning condition. He cited the property's transfer through several owners, with the most recent agreement - negotiated during the real estate transaction - intended to resolve the plat restriction. No objections from other affected property owners have been raised. S. Rank referenced past Planning Commission meeting minutes explaining his position that the restriction was not a zoning condition.

T. Hand raised questions regarding the nature of the restriction, specifically whether it originated from zoning requirements or was a private covenant. S. Rank clarified that the condition was not formally adopted by the Commission in a decision but was reflected on the original plat. He also referenced a former agricultural structure that was converted into a garage and later permitted as an ADU.

The DRB reviewed dimensional standards and general subdivision criteria. S. Rank explained that Grenier Engineering was consulted to estimate acreage and lot configuration, although a final survey has yet to be completed. The proposed layout accounts for existing site conditions, such as wetland areas and flood hazard zones. The Applicant confirmed the presence of designated wetlands. The proposed subdivision design avoids fragmentation of these resources and accommodates wastewater system locations. No significant habitat blocks will be affected, and both proposed building zones are largely cleared. No additional clearing is required for construction or wastewater systems. The Applicant testified they are aware of Fire Department driveway standards and intend to comply. In response to a question from M. Black, they agreed to install underground utilities, although final utility plans have not been developed. The Applicant confirmed that the property contains approximately 733 feet of frontage on Moulton Lane. Lot dimensions are intended to be equal. T. Hand noted inconsistencies between two submitted plans and recommended coordinating the drawings for clarity. The DRB reviewed potential impacts related to pedestrian access, traffic, and municipal services. No feedback was received from municipal departments. T. Hand asked for clarification regarding the WW permit and conceptual house layout. S. Rank confirmed that a valid State wastewater permit is in place.

At 6:47 p.m., M. Black made a motion to close the hearing for Project 7582. The motion was seconded by S. Baraw and passed unanimously. The DRB will render a decision within 45 days.

The DRB took a brief recess and resumed proceedings at 6:58 p.m.

Project #: 7602

Owner: Stowe Country Club LLC / Mountain Lodge

Tax Parcel #: 06-081.000

Location: 744 Cape Cod Rd

Project: Construct One Story Restroom, Storage, Concession Area

Zoning: RR3/RR2

239
240 *(Participating DRB Members: Drew Clymer, David Kelly, Mary Black, Patricia Gabel, Peter Roberts,*
241 *Tom Hand, Alternate Scot Baraw.)*
242

243 D. Clymer opened the hearing for Project 7602. Representing the Applicant was Jacques Larose of
244 Civil Engineering and Nick Mann & Sam Gaines of Stowe Country Club and Mt. Mansfield Company.
245 D. Clymer swore in all parties at approximately 7:00 p.m.

246 J. Larose provided an overview of the proposed project on behalf of the Applicant and property
247 owner, Stowe Country Club. The project involves the construction of a new one-story, 580-square-
248 foot building located near the 14th hole of the golf course at 744 Cape Cod Road. The building will
249 include restrooms and a small concessions space. Overhangs are proposed to cover the
250 entryways, providing shelter for visitors. The parcel, which spans approximately ±175.5 acres, is
251 located within the Rural Residential 2 (RR2), Rural Residential 3 (RR3), and Source Protection
252 Overlay Districts. The proposed building would be situated within the RR3-zoned portion of the site.

253 Water service to the new building will be provided by the existing on-site well located at the turf
254 care center. A new wastewater disposal system is proposed along Cape Cod Road. J. Larose
255 explained that approximately 4 feet by 60 feet of new clearing will be required for the installation of
256 the disposal system. In response to a question from T. Hand, S. Gaines clarified that no large trees
257 will need to be removed for the clearing. Staff inquired whether the proposed wastewater system is
258 located within the Source Protection Overlay District. The Applicant responded that it is not
259 believed to be - it is situated near the existing turf care center. However, S. Gaines noted that the
260 location is close to the boundary of the district and exact mapping is challenging. S. Gaines further
261 explained that the new facility will be accessed by golfers and golf carts only; no vehicular access
262 is planned. In response to a question from S. Baraw about building use, Gaines stated that it is
263 intended primarily for daytime use by golfers, though it may potentially serve visitors during the
264 winter months if cross-country skiing is offered on-site.

265 The DRB reviewed the applicable conditional use and site plan criteria. As part of that review,
266 S. Gaines described the surrounding site layout, noting that the golf course will extend directly up to
267 the edge of the new building. No additional landscaping is proposed. J. Larose described two
268 stormwater treatment options under consideration. Both involve directing stormwater from the
269 roof via gutters and downspouts into simple disconnection and infiltration areas, allowing runoff to
270 dissipate naturally into the ground. Regardless of the final delivery method, the approach will rely
271 on surface-level infiltration.

272 The site is covered under an existing Erosion Control and Stormwater Protection (ECSP) plan
273 approved by the State of Vermont. Outdoor lighting for the building will consist of downcast fixtures
274 and bollard lights intended for safety and security. All proposed fixtures are believed to be dark sky
275 compliant and will be operated on timers, set to turn off around 10:00 p.m. A lighting cut-sheet was
276 provided in the application materials. N. Mann testified that mini-split HVAC units will likely be
277 installed as ceiling-mounted and ducted systems.

278 Chair D. Clymer reviewed the criteria related to the Source Protection Overlay District, noting the
279 proximity of the wastewater system to the mapped boundary. The Applicant confirmed that the
280 system is not believed to be located within the overlay district, though it is near the edge.

281 Following the conclusion of testimony, D. Kelly made a motion to close the hearing. M. Black
282 seconded, and the motion passed unanimously. The DRB will issue its written decision within 45
283 days.

284 **Project #: 7584 (Cont. from 7/1/25)**
285 **Owner: Crazy Cow Holdings LLC**
286 **Tax Parcel #: 02-193.050**
287 **Location: 0 North Hill Rd**
288 **Project: Lot Line Adjustment Between Lots 24&25**
289 **Zoning: RR5/RHOD**

290
291 *(Participating DRB Members: Drew Clymer, Mary Black, Peter Roberts, Andrew Volansky, Patricia*
292 *Gabel, and Alternate Scot Baraw. Recused: David Kelly)*

293
294 The Applicant was not present but emailed staff earlier in the meeting requesting a continuance to
295 allow further project revisions. M.Black motioned to continue project 7584 to September 2nd.
296 P.Gabel seconded. The motion passed unanimously.

297
298 **Approval of Minutes:**

299
300 M.Black noted a minor typo on line 191 and suggested the word be corrected 'covenants'. A
301 motion to approve the revised meeting minutes of July 1, 2025 was made by M.Black and seconded
302 by S. Baraw. The motion passed unanimously.

303
304 **Other Business:**

305
306 On a motion by M.Black, seconded by P. Gabel, the meeting adjourned at approximately 7:30 p.m.
307 The motion passed unanimously.

308
309 Respectfully Submitted,
310 Sarah McShane
311 Planning and Zoning Director