

**Agenda Summary**  
**October 8, 2025**

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

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**Local Economic Impact Payments:** The Town of Stowe received \$30,000 in local economic impact payments from the State, to reimburse the Town for 2023/2024 flood damage projects which were not FEMA eligible. Staff utilized the funding primarily to reimburse the general fund for class 4 projects completed last Summer. All projects are fully documented.

**FEMA Project Status Report:** See enclosed for a status report on FEMA projects as of September 18.

**Town Report Contest:** The Town of Stowe was selected as one of the 9 winners of the VLCT town report contest, out of 62 entries. Voting for the overall winner will take place at Town Fair on October 8 (the date of this meeting). Staff prioritize online accessibility when creating the Town Report annually – the report is screen-reader friendly and includes a clickable table of contents that automatically directs reads to sections.

**Act 250 Notices:**

An issued land use permit at Stonybrook Condos for improvements which include the construction of a forebay within the limits of an existing wet pond and the construction of a forebay and gravel wetland in a second existing stormwater basin. All improvements are proposed within the limits of the existing ponds on the property and are confined to the removal of pond sediments and the upgrade of a wet pond to a gravel wetland, which requires minor regrading within the existing pond and backfill of stone and soil. The outlet for the gravel wetland will follow the existing outlet pipe and discharge in the exact same location as the existing wet pond. The use of “disconnection” requires no changes to the existing site other than designating these areas as “green spaces.” The project is located at 210 Stonybrook Lane in Stowe, Vermont.

Request for jurisdictional opinion on an “as-built” installation of a 40'L x 8'W x 9'6"H storage container, placed on top of a new gravel base on the southeast corner of the property located at 100 Cottage Club Road in Stowe, Vermont (The Alchemist). The new container was purchased and placed on the property in April of 2024. The permanent structure is screened by existing 20' tall evergreen trees. Additionally, new evergreen trees were planted concurrently with the installation of the storage container. Adjacent lawn areas are proposed for stormwater treatment which will be permitted through an amendment to the existing operational stormwater permit.

**Minutes:** Enclosed are the following minutes:

- Development Review Board – September 16
- Planning Commission – September 15
- Historic Preservation Commission – September 17

**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.

## Will Fricke

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**From:** Cindy Fuller  
**Sent:** Thursday, September 25, 2025 2:10 PM  
**To:** Charles Safford; Will Fricke; Chris Jolly; Harry Shepard  
**Subject:** Reminder: Local Economic Impact Payments

Afternoon all,

I submitted the request for the Local Economic Impact funds that were set aside for the Town of Stowe totaling \$30,000.

The form only required contact information, mailing address, and that we would save the supporting documents for retention period of FEMA.

Force Labor, Equipment, Materials \$	9501.00
Walker	10,885.00
Loomis	5,492.50
Dale E Percy	<u>2,606.78</u>
Total	<u>28,485.28</u>

I expect we will be getting the money with no other submission. I have all the documents to support the funding.

Regards,  
Cindy

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**From:** Farnham, Douglas <Douglas.Farnham@vermont.gov>  
**Sent:** Thursday, September 25, 2025 1:25 PM  
**Cc:** ADM - COVID <ADM.COVID@vermont.gov>  
**Subject:** [EXTERNAL] Reminder: Local Economic Impact Payments

Some people who received this message don't often get email from [douglas.farnham@vermont.gov](mailto:douglas.farnham@vermont.gov). [Learn why this is important](#)

Good morning, Municipal Officials,

You are receiving this reminder email because your communities were allocated funds in the FY26 Budget (Act 27 of 2025) to assist with the secondary economic impacts of 2023 and 2024 flooding events.

The Recovery Office in the Agency of Administration will be issuing these payments. The funds do not require a grant agreement to process as they only have the following restrictions:

1. The funds are not to be spent on projects which are eligible for FEMA Public Assistance.

2. You must retain records of the expenditures until the records retention period for projects related to the 2023 and 2024 flooding events have elapsed. This will allow your community to demonstrate to FEMA (if necessary) that there has been no duplication of benefits.

To accept the funds, please have an authorized official for your municipality complete the following form:

[https://forms.office.com/Pages/ResponsePage.aspx?id=O5O0IK26PEOcAnDtzHVZxqgsvo1\\_xrhKjXIGZ78CjBdUQ0VRNTRENFRDTEtSUKM4UlRaWERaTDBaMSQlQCN0PWcu](https://forms.office.com/Pages/ResponsePage.aspx?id=O5O0IK26PEOcAnDtzHVZxqgsvo1_xrhKjXIGZ78CjBdUQ0VRNTRENFRDTEtSUKM4UlRaWERaTDBaMSQlQCN0PWcu)

**Acceptance of funds must be submitted by 09/30/2025** to avoid reversion of the funds to the emergency relief assistance fund. We expect payments to be issued at the end of this month.

Please reach out to our team at [ADM.COVID@vermont.gov](mailto:ADM.COVID@vermont.gov) with any questions.

Thank you for your ongoing hard work.

**Douglas R. Farnham** | Chief Recovery Officer  
Vermont State Recovery Office  
802-585-8119 mobile

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Vermont is marking the one- and two-year anniversaries of historic flooding in 2023 and 2024. Learn more about the impacts and ongoing recovery with the [Recovery, Rebuilding, Resilience interactive story map](#). Find ways to support the many individuals, businesses and communities who still need help at the [State's Disaster Recovery webpage](#).

**\*\* WARNING \*\***

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

## Will Fricke

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**From:** Will Fricke  
**Sent:** Friday, October 3, 2025 3:58 PM  
**To:** Will Fricke  
**Subject:** RE: FEMA Project Status June 23, 2024 {4816} & July 10, 2024 {4810}

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**From:** Cindy Fuller <cfuller@stowevt.gov>  
**Sent:** Thursday, September 18, 2025 12:38 PM  
**To:** Charles Safford <csafford@stowevt.gov>; Chris Jolly <cjolly@stowevt.gov>; Harry Shepard <hshepard@stowevt.gov>; Will Fricke <wfricke@stowevt.gov>  
**Cc:** Sandy Sabin <ssabin@stowevt.gov>; Bob McCarthy <bmcCarthy@stowevt.gov>  
**Subject:** FEMA Project Status June 23, 2024 {4816} & July 10, 2024 {4810}

Hello all,

Here is the current status of FEMA Claims for June 23, 2024, and July 10, 2024.

Date	FEMA ID	Process Step	FEMA Award	Town Share	State Share	Federal Share
				7.50%	17.50%	75.00%
June 23, 2024	4816	Obligated	1,536,000	\$ 115,200	\$ 268,800	\$ 1,152,000
	4816	Pending	627,224	\$ 47,042	\$ 109,764	\$ 470,418
		<b>Storm June</b>	<b>2,163,224</b>	<b>162,242</b>	<b>378,564</b>	<b>1,622,418</b>
July 10, 2024	4810	Obligated	1,073,469	\$ 80,510	\$ 187,857	\$ 805,102
	4810	Pending	717,713	\$ 53,828	\$ 125,600	\$ 538,285
		<b>Storm July</b>	<b>1,791,182</b>	<b>134,339</b>	<b>313,457</b>	<b>1,343,386</b>
<b>Total</b>		Obligated	2,609,469	195,710	456,657	1,957,101
		Pending	1,344,937	100,870	235,364	1,008,703
		<b>Total</b>	<b>\$ 3,954,405</b>	<b>\$ 296,580</b>	<b>\$ 692,021</b>	<b>\$ 2,965,804</b>

The Submission column is for what the Town of Stowe has documented to FEMA

The Process Step shows status with FEMA, Obligated means approved and funds should have been transferred to the State for the Federal Portion.

The FEMA Award column is what has been approved in total, the Federal Share is 75%, State Share is 17.5% and Town Share is 7.5%.

Project	Submission	Process Step	FEMA Award	Town	Federal	State
				7.5%	75.0%	17.5%
<b>HWY-FEMA June Storm 6.23.24 FED 70525-DR4816VT</b>	<b>1,840,070</b>		<b>1,791,182</b>	<b>134,338</b>	<b>1,343,387</b>	<b>313,457</b>
Moss Glenn Falls Rd, Stowe Hollow Rd (BR42), North Hollow Rd, and Gold Brook Debris	60,769	Obligated	60,769	4,558	45,577	10,635
Cemetery Rd. Bridge	498,000	Pending PDMG Scope & Cost Routing	498,000	37,350	373,500	87,150
Dewey Hill / Clark / North Hill	219,713	Pending PDMG Project Review	219,713	16,478	164,785	38,450
North Hollow Rd & Bryan Rd	186,354	Obligated	186,354	13,977	139,766	32,612
North Hollow Rd (Putnam Forest) - Temp. Work and A&E	330,336	Obligated	330,336	24,775	247,752	57,809
Wood Rd, Logging Hill Rd, Cross Rd, & Covered Bridge Road	15,620	Obligated	15,620	1,171	11,715	2,733
Stowe Hollow Rd (above Chandler Farm Rd & near Hidden Valley)	61,974	Obligated	61,974	4,648	46,480	10,845
Upper Hollow Road	20,503	Obligated	20,503	1,538	15,377	3,588
Pinnacle Road, Whitney Lane & Sunset Street	60,769	Obligated	16,028	1,202	12,021	2,805
Depot St	120,000	Obligated	120,000	9,000	90,000	21,000
Gold Brook Rd (#428), Gold Brook (McDermotts), Gold Brook Rd (Near Emily Br)	188,658	Obligated	188,658	14,149	141,493	33,015
Barnes Hill, Cady Hill, Holmes Lane, Luce Hill, Nebraska Valley, Shaw Hill, Sky Acres, Trapp Hill and River Roads	12,734	Obligated	12,734	955	9,550	2,228
Brush Hill, Cottage Club, Maple Run, Sterling Valley, Upper Baird, Weeks Hill & West Hill Roads	9,599	Obligated	9,599	720	7,199	1,680
Rec path near Topnotch	44,118	Obligated	44,118	3,309	33,088	7,721
Tabor Hill, Tamarack, and Moss Glenn Roads	10,925	Obligated	6,778	508	5,084	1,186

Project	Submission	Process Step	FEMA Award	Town	Federal	State
				7.5%	75.0%	17.5%
<b>HWY-FEMA July Storm 7.10.24 FED 70525-DR4810VT</b>	<b>1,935,670</b>		<b>2,163,224</b>	<b>162,242</b>	<b>1,622,417</b>	<b>378,563</b>
Nebraska Valley(Miller Brk)	70,270	Obligated	70,270	5,270	52,702	12,297
Stowe Hollow Rd (Graupe)	-	Pending Final FEMA Review	305,865	22,940	229,399	53,526
Stowe Hollow Rd (Graupe)1	1,652	Pending Final FEMA Review	-	-	-	-
Percy Hill Rd	7,608	Obligated	7,608	571	5,706	1,331
Cross Rd 803150	3,927	Obligated	3,936	295	2,952	689
Memorial Park, Michigan Valley Trail, & Moscow Recreation Fields	28,248	Obligated	28,248	2,119	21,186	4,943
Rec Path (above Chase Park) & Parks Dept (Stream Crossing)	52,694	Obligated	52,696	3,952	39,522	9,222
Stowe Hollow Rd (above School St), & Stowe Hollow Rd (Francis)	27,888	Obligated	27,584	2,069	20,688	4,827
North Rd/Dewey Hill/Clark Rd/North Hill	629,945	Pending Award	629,945	47,246	472,459	110,240
Wood Road	24,754	Obligated	24,754	1,857	18,565	4,332
Gold Brook Road (Sites 1, 2, 3)	212,752	Pending Award	217,302	16,298	162,977	38,028
Pinnacle Rd, Upper Pinnacle Rd, & Upper Hollow Rd	58,820	Obligated	61,987	4,649	46,490	10,848
Covered Bridge Rd & Nebraska Valley Rd	120,017	Obligated	120,017	9,001	90,013	21,003
Nebraska Valley Road (Slope 1 & 2), Nebraska Vally Rd, & Nebraska Valley Rd (Springer)	120,214	Obligated	116,500	8,738	87,375	20,388
West Hill Road, Baird Road & Lower Leriche Rd	39,400	Obligated	39,400	2,955	29,550	6,895
Luce Hill Rd Site 1 & 2	26,629	Obligated	22,221	1,667	16,666	3,889
Cape Cod Rd & Cottage Club Rd	9,727	Obligated	9,727	730	7,295	1,702
Weeks Hill Road	69,935	Pending FEMA 406 HMP Completion	72,086	5,406	54,065	12,615
Partridge Hill Rd, Brownsville Rd, Edson Hill Rd, & Houston Rd	25,752	Obligated	29,476	2,211	22,107	5,158
Moscow Rd, Nebraska Valley Rd (Mich Brook to 3436), & Ayers Farm Rd	50,680	Obligated	51,313	3,848	38,485	8,980
Cross Rd, Nebraska Valley Rd (Double Culvert) & Old County Rd	7,524	Obligated	7,524	564	5,643	1,317
Sanborn Road & Moulton Lane	6,219	Obligated	6,219	466	4,664	1,088
Worcester Loop, South Road, Mansfield View, Gray Birch, Notch Brook Rd	9,271	Obligated	9,271	695	6,953	1,622
Sugarbush Lane & Sterling Valley Road	249,273	Pending Peer Review	249,273	18,695	186,955	43,623
Maple St. Sunset. Sylvan Park	6,312	Withdrawn	-	-	-	-
Trapp Hill Rd	1,528	Withdrawn	-	-	-	-
Sky Acres Tabor Hill Rd	14,359	Withdrawn	-	-	-	-
Bouchard Rd	17,816	Withdrawn	-	-	-	-
Brownsville.McCall Pasture Rd	14,497	Withdrawn	-	-	-	-
Maple Run Rd	1,814	Withdrawn	-	-	-	-
Moss glen Rd	8,613	Withdrawn	-	-	-	-
North Hollow Rd	540	Withdrawn	-	-	-	-
Road to Water Tank	2,690	Withdrawn	-	-	-	-
Turf	10,217	Withdrawn	-	-	-	-
Waterworks Rd	4,083	Withdrawn	-	-	-	-

It is thanks to Brian Richardson for documenting the work done by the Highway Department including labor, equipment and materials used by location.

It is thanks to Chris Jolly to spend many hours to provide the images, dimensions, explanations to the FEMA project managers and subsequent follow up.

It is thanks to the Highway crew and all the contractors under Chris and Brian's directions to get the recovery in motion and completed.

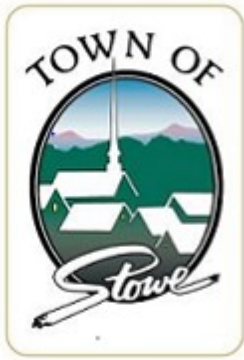
We still have open projects, North Hollow Bridge, Cemetery Bridge and other mitigation projects awaiting final approval.

Now we have to push the State of Vermont to start releasing the obligated Federal funds to the Town.

Let me know if you have any questions.

Regards,

Cindy



**Cindy Fuller**

Finance Director.

**Phone:** 802-253-6140

**Or:** 802-253-7350 ext 2227

**Email :** [cfuller@stowevt.gov](mailto:cfuller@stowevt.gov)

P.O. Box 730

67 Main Street

Stowe VT, 05672-0730

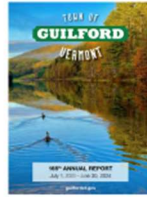
Category 1: Population Less than 1,000

Category 2: Population 1,000 to 5,000

Category 3: over 5,000



[Walden Town](#)



[Guilford Town](#)



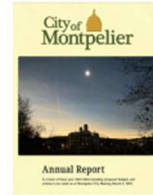
[Essex Town](#)



[Wardsboro Town](#)



[Huntington Town](#)



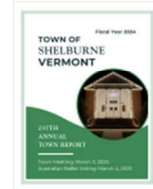
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[Westfield Town](#)



[Stowe Town](#)



[Shelburne Town](#)



# LAND USE PERMIT ADMINISTRATIVE AMENDMENT 5L0548-F,5L0737-E

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

Stonybrook Condominium Homeowners  
Association, Inc.  
Attn: Ashley Getty  
201 Stonybrook Lane  
Stowe, VT 05672

**PERMIT NUMBER:**  
**5L0548-F,5L0737-E**  
**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 5L0548-F,5L0737-E pursuant to the authority vested in it by 10 V.S.A. §§ 6001-6111. This permit amendment applies to the lands identified in Book 1061, Page 229 of the land records of Stowe, Vermont. This permit specifically authorizes the retrofitting of existing stormwater basins to meet the new standards of the Vermont Stormwater Management Manual.

The improvements include the construction of a forebay within the limits of an existing wet pond and the construction of a forebay and gravel wetland in a second existing stormwater basin. All improvements are proposed within the limits of the existing ponds on the property and are confined to the removal of pond sediments and the upgrade of a wet pond to a gravel wetland, which requires minor regrading within the existing pond and backfill of stone and soil. The outlet for the gravel wetland will follow the existing outlet pipe and discharge in the exact same location as the existing wet pond. The use of “disconnection” requires no changes to the existing site other than designating these areas as “green spaces.” The project is located at 210 Stonybrook Lane in Stowe, Vermont.

1. The project shall be completed, operated, and maintained in accordance with the conditions of this permit, the permit application, plans, and exhibits on file with the Commission. In the event of any conflict, the terms and conditions of this permit shall supersede the approved plans and exhibits. The approved plans are:
  - Sheet C4.01 - Existing Stormwater Plan”, dated 12/18/23 (Exhibit 5b);
  - Sheet C4-02 - “Overall Proposed Stormwater Plan” dated 12/18/23, last revised 7/30/25 (Exhibit 6b);
  - Sheet C4-03 - “Enlarged Proposed Stormwater Plan”, dated 9/10/25 (Exhibit 7b);
  - Sheet C4.04 - “Isolated Roads Plan”, dated 12/218/23 (Exhibit 12);
  - Sheet C4-05 - “Annotated Maintenance Pan”, dated 12/18/23, last revised 7/31/25 (Exhibit 8a);
  - Sheet C8-01 - “Site Details”, dated 12/18/23 (Exhibit 9a); and

- Sheet C8-02 - "Site Details", dated 12/18/23, last revised 7/30/25 (Exhibit 10a).
2. All construction 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.
  3. The Permittees shall comply with the conditions of Authorization of Notice of Intent to Discharge Stormwater Permit 5914-9050.1 issued on 9/26/25 by the ANR Watershed Management Division.
  4. Except as amended herein, all terms and conditions of Land Use Permits 5L0548 and 5L0737 and subsequent amendments remain in full force and effect.

Dated this 3<sup>rd</sup> day of October 2025.

By: /s/ Susan Baird  
Susan Baird, District Coordinator  
District 5 Environmental Commission  
802-522-6428  
[susan.baird@vermont.gov](mailto: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 **Administrative Amendment 5L0548-F,5L0737-E** by U.S. Mail, postage prepaid, on this 3<sup>rd</sup> day of October 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.**

Stonybrook Condominium Homeowners  
Association, Inc.  
Attn: Ashley Getty  
201 Stonybrook Lane  
Stowe, VT 05672  
[ashley@ashleymanagementgrp.com](mailto:ashley@ashleymanagementgrp.com)

Bowman Consulting  
Attn: Ryan Augustine  
[ryan.augustine@bowman.com](mailto:ryan.augustine@bowman.com)

Bowman Consulting  
Attn: John Pitrowiski  
[john.pitrowiski@bowman.com](mailto:john.pitrowiski@bowman.com)

Stowe Selectboard  
PO Box 730  
Stowe, VT 05672  
[wfricke@stowevt.gov](mailto:wfricke@stowevt.gov)

Stowe Planning Commission  
PO Box 730  
Stowe, VT 05672  
[smcshane@stowevt.gov](mailto:smcshane@stowevt.gov)

Lamoille County Planning Commission  
PO Box 1637  
Morrisville, VT 05661  
[Seth@lcpcvt.org](mailto:Seth@lcpcvt.org)  
[georgeana@lcpcvt.org](mailto:georgeana@lcpcvt.org)

Agency of Natural Resources  
1 National Life Drive, Davis 2  
Montpelier, VT 05620-3901  
[anr.act250@vermont.gov](mailto:anr.act250@vermont.gov)

**FOR INFORMATION ONLY**  
District 5 Environmental Commission  
10 Baldwin Street  
Montpelier, VT 05633-3201  
[Act250.Montpelier@vermont.gov](mailto:Act250.Montpelier@vermont.gov)  
[Act250.Agenda@vermont.gov](mailto:Act250.Agenda@vermont.gov)

Stowe Town Clerk  
Penny A. Davis  
PO Box 730  
Stowe, VT 05672  
[townclerk@stowevt.gov](mailto:townclerk@stowevt.gov)

State of Vermont  
Dept. of Public Service  
112 State Street, Drawer 20  
Montpelier, VT 05620-2601  
[barry.murphy@vermont.gov](mailto:barry.murphy@vermont.gov)  
[PSD.VTDPS@vermont.gov](mailto:PSD.VTDPS@vermont.gov)

Vermont Agency of Transportation  
Barre City Place  
219 N. Main Street  
Barre, VT 05641  
[AOT.Act250@vermont.gov](mailto:AOT.Act250@vermont.gov)

Vermont Agency of Agriculture, Food and  
Markets  
116 State Street, Drawer 20  
Montpelier, VT 05620-2901  
[AGR.Act250@vermont.gov](mailto:AGR.Act250@vermont.gov)

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

Montpelier, VT 05620-0501  
[ACCD.ProjectReview@vermont.gov](mailto:ACCD.ProjectReview@vermont.gov)

Vermont Fish & Wildlife Dept.  
Wildlife Biologist  
[Noel.dodge@vermont.gov](mailto:Noel.dodge@vermont.gov)

Lamoille County Forester  
[Rick.dyer@vermont.gov](mailto:Rick.dyer@vermont.gov)

Fisheries Biologist  
Vermont Fish & Wildlife Dept.  
[Bret.ladago@vermont.gov](mailto:Bret.ladago@vermont.gov)

**ADJOINING LANDOWNERS**

VSAP LLC  
351 North Hollow Rd  
Stowe, VT 05672

Peter Gehring  
6 Birch Lane  
South Burlington, VT 05403

Reichelt William Curt  
41 Luce Hill Rd  
Stowe, VT 05672

Luce Hill Realty Trust  
Po. Box 516  
Hamilton, MA 01936

Bartlett Julian  
1965 Mountain Rd  
Stowe, VT 05672

1859 Stowe Realty Holdings LLC  
15 St. Paul Street  
Burlington, VT 05401

Gold Hill LLC  
P.O. Box 484  
Stowe, VT 05672

Concerto LLC  
1799 Mountain Rd  
Stowe, VT 05672

Benoit D Ben and Robin E Benoit  
3 1/2 Morgan Street  
Mystic, CT 06355

Strawberry Hill Farm LLC  
2248 West Hill Rd  
Stowe, VT 05672

Stowe Town School District  
PO Box 730  
Stowe, VT 05672

Stonybrook Condominiums  
251 Luce Hill Rd  
Stowe, VT 05672

Chase Robert  
PO Box 187  
Stowe, VT 05672

Dated October 3, 2025.

/s/ Catherine Gott  
Catherine Gott  
Land Use Review Board Technician  
802-476-0185  
[Act250.Montpelier@vermont.gov](mailto:Act250.Montpelier@vermont.gov)



# ACT 250 JURISDICTIONAL OPINION

## JO 5-190

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.

Mumley Engineering, Inc., Attn: Hannah Wingate  
46 Hutchins Street  
Morrisville, VT 05661

[hannah@mumleyinc.com](mailto:hannah@mumleyinc.com) and [tyler@mumleyinc.com](mailto:tyler@mumleyinc.com)  
on behalf of

Alchemy Holding Stowe, LLC, Attn: John and Jennifer Kimmich  
100 Cottage Club Road  
Stowe, VT 05672

[john@alchemistbeer.com](mailto:john@alchemistbeer.com)

Landowner  Agent  Other

**Project Description:** Request approval for the “as-built” installation of a 40'L x 8'W x 9'6"H storage container, placed on top of a new gravel base on the southeast corner of the property located at 100 Cottage Club Road in Stowe, Vermont. The new container was purchased and placed on the property in April of 2024. The permanent structure is screened by existing 20' tall evergreen trees. Additionally, new evergreen trees were planted concurrently with the installation of the storage container. Adjacent lawn areas are proposed for stormwater treatment which will be permitted through an amendment to the existing operational stormwater permit. The project is further described in the JO request and exhibits on the [Act 250 Database](#). Search Project Number JO 5-190.

**Existing Act 250 permit number:** 5L0662 and amendments

Project Type:  Commercial  Subdivision  Municipal/State  Mixed

**AN ACT 250 PERMIT IS REQUIRED:**  YES  NO

**BASIS FOR DECISION:** Act 250 Rule 2(C)(6) defines “material change” as:

*any cognizable change to a development or subdivision subject to a permit under Act 250 or findings and conclusions under 10 V.S.A. § 6086b, which has a significant impact on any finding, conclusion, term or condition of the project's permit or which may result in a significant adverse impact with respect to any of the criteria specified in 10 V.S.A. § 6086(a)(1) through (a)(10).*

While the installation of the storage container constitutes a cognizable physical change, the scope of the project involved with laying a gravel base and the subsequent placement of the storage container in a visually screened area would not appear to result a significant adverse impact under any of the Act 250 criteria nor in a significant impact on any previous finding, conclusion, or permit condition. Therefore, the project does not constitute a material change pursuant to Act 250 Rule 2(C)(6).

Nevertheless, it is appropriate to formally authorize the project for the record. Therefore, the filing of an Administrative Amendment application is required. When the application is filed, please clarify the location, species, height, and number of evergreen trees planted. (The site plan Sheet C-1, dated 8/22/25, seems to depict a new icon for three trees, however these three trees are identified on the plan as "existing evergreen trees".) Also, please file a copy of the amended stormwater permit along with the application.

DATE: October 2, 2025

/s/ Susan Baird  
Susan Baird, District Coordinator,  
District 5 Environmental Commission  
802-522-6428  
[susan.baird@vermont.gov](mailto: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](mailto: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 5-190** by U.S. Mail, postage prepaid, on this 2<sup>nd</sup> day of October 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.**

Mumley Engineering, Inc.  
46 Hutchins Street  
Morrisville, VT 05661  
[hannah@mumleyinc.com](mailto:hannah@mumleyinc.com)  
[tyler@mumleyinc.com](mailto:tyler@mumleyinc.com)

Alchemy Holding Stowe, LLC  
Attn: John and Jennifer Kimmich  
100 Cottage Club Road  
Stowe, VT 05672  
[john@alchemistbeer.com](mailto:john@alchemistbeer.com)

Stowe Selectboard  
PO Box 730  
Stowe, VT 05672  
[wfricke@stowevt.gov](mailto:wfricke@stowevt.gov)

Stowe Planning Commission  
PO Box 730  
Stowe, VT 05672  
[smcshane@stowevt.gov](mailto:smcshane@stowevt.gov)

Lamoille County Planning Commission  
PO Box 1637  
Morrisville, VT 05661  
[Seth@lcpcvt.org](mailto:Seth@lcpcvt.org)  
[georgeana@lcpcvt.org](mailto:georgeana@lcpcvt.org)

Agency of Natural Resources  
1 National Life Drive, Davis 2  
Montpelier, VT 05620-3901  
[anr.act250@vermont.gov](mailto:anr.act250@vermont.gov)

### **FOR INFORMATION ONLY**

Stowe Town Clerk  
Penny A. Davis  
PO Box 730  
Stowe, VT 05672  
[townclerk@stowevt.gov](mailto:townclerk@stowevt.gov)

State of Vermont  
Dept. of Public Service  
112 State Street, Drawer 20  
Montpelier, VT 05620-2601  
[barry.murphy@vermont.gov](mailto:barry.murphy@vermont.gov)  
[PSD.VTDPS@vermont.gov](mailto:PSD.VTDPS@vermont.gov)

Vermont Agency of Transportation  
Barre City Place  
219 N. Main Street  
Barre, VT 05641  
[AOT.Act250@vermont.gov](mailto:AOT.Act250@vermont.gov)

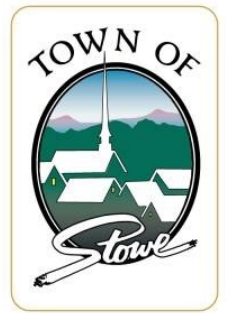
Vermont Agency of Agriculture, Food and Markets  
116 State Street, Drawer 20  
Montpelier, VT 05620-2901  
[AGR.Act250@vermont.gov](mailto:AGR.Act250@vermont.gov)

Vermont Division for Historic Preservation  
National Life Building, 6th Floor, Drawer 20  
Montpelier, VT 05620-0501  
[ACCD.ProjectReview@vermont.gov](mailto:ACCD.ProjectReview@vermont.gov)

Land Use Review Board Chair  
10 Baldwin Street  
Montpelier, VT 05633-3201  
[act250.legal@vermont.gov](mailto:act250.legal@vermont.gov)  
[act250.agenda@vermont.gov](mailto:act250.agenda@vermont.gov)

Dated October 2, 2025.

/s/ Catherine Gott  
Catherine Gott  
Land Use Review Board Technician  
802-476-0185  
[Act250.Montpelier@vermont.gov](mailto:Act250.Montpelier@vermont.gov)



**Town of Stowe  
Development Review Board  
Meeting Minutes – September 16, 2025**

A regular meeting of the Development Review Board was held on Tuesday, September 16, 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, David Kelly, Mary Black, Patricia Gabel, Peter Roberts, Andrew Volansky, Alternate Scot Baraw, and Alternate Scott Rank

**Staff Present:** Sarah McShane, Planning and Zoning Director, 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 5:00 p.m.

**Project #: 7646**

**Owner: Aaron & Carolyn Solo**

**Tax Parcel #: 07-073.080**

**Location: Dogwood Springs (formerly 0 Foxfire Ln)**

**Project: Amendment for as-built Fire Pond**

**Zoning: RR2**

This application was withdrawn.

**Project #: 7670**

**Owner: Roselle Family Gst Irrevocable Trust**

**Tax Parcel #: 07-211.000**

**Location: 133 Gilcrist Rd**

**Project: Residential Addition and Related Improvements in RHOD**

**Zoning: RR3/RR2/RHOD**

*(Participating DRB Members: Drew Clymer, David Kelly, Mary Black, Patricia Gabel, Peter Roberts, Alternate Scott Rank and Alternate Scot Baraw.)*

D. Clymer opened the hearing for Project 7670. Representing the applicant were Andrew Volansky and Johnathan Severinghaus.

D. Clymer swore in all parties at approximately 5:03 p.m.

A. Volansky explained that they are proposing a residential addition including bedrooms, a gym, spa, bathroom, and kitchen renovations. This would require minor tree clearing on the south side of the existing house.

D. Clymer asked for discussion relating to the Stowe Club test. A. Volansky explained that after

47 conducting research, there was uncertainty about whether the Stowe Club test applies, since no  
48 hard limits of clearing were established in previous permitting processes.

49

50 P. Gabel asked which of the criteria apply to this project. A. Volansky responded that they would be  
51 using criterion two. He further explained that the family is growing, and they need more room,  
52 which was unforeseeable at time of the original construction.

53

54 D. Clymer asked about the vantage points. J. Severinghaus explained that the property is visible  
55 from Trapp Hill Road but is recessed into the tree line with neutral-colored materials to minimize  
56 visual impact.

57

58 D. Kelly questioned the limits of disturbance, and D. Clymer asked that the applicant team provide  
59 current and proposed plans in relation to the 2004 landscaping plans.

60

61 D. Kelly asked how many trees would be removed. A Volansky discussed plans to remove two  
62 significant trees within the yard and thin the tree line. D. Kelly suggested that a site visit may be  
63 helpful.

64

65 D. Kelly questioned the timeline for updates regarding the disturbed areas. A. Volansky explained  
66 that they would remove some trees to create space for the building foundation and regrade the  
67 area, while retaining a few specimen trees. D. Clymer expressed concerns about sky-lining issues,  
68 pointing out the thinned area on the plan. A. Volansky reiterated that the existing building height  
69 already exceeds the proposed addition, making it unlikely to increase off-site visibility.

70

71 D. Clymer asked about access during construction. A. Volansky explained that a temporary access  
72 driveway would be developed for construction purposes and revegetated afterward.

73

74 A. Volansky requested a recess in order to provide the board with additional information.

75

76 A motion to continue the hearing to October 7<sup>th</sup>, with a site visit at 4:00 p.m., was made by M. Black  
77 and seconded by P. Gabel. The motion passed unanimously.

78

79 **Project #: 7672**

80 **Owner: Ori Ben-Akiva 2014 Trust**

81 **Tax Parcel #: 15-042.750**

82 **Location: 385 Thomas Pasture Ln**

83 **Project: Addition of Pond**

84 **Zoning: RR5/RHOD**

85

86 *(Participating DRB Members: Drew Clymer, David Kelly, Mary Black, Patricia Gabel, Peter Roberts,*  
87 *Andrew Volansky, Alternate Scot Baraw.)*

88

89 D. Clymer opened the hearing for Project 7672. Representing the applicant were John Grenier and  
90 Sarah Hennigan.

91

92 D. Clymer swore in all parties at approximately 5:38 p.m.

93

94 J. Grenier explained that the pond would provide fire protection for the owners, with minimal  
95 visibility from off-site vantage points. He discussed the design of the dry hydrant system for the  
96 pond, explaining the truck parking layout, pipe specifications, and elevation details.  
97

98 D. Kelly asked about the pond's capacity. J. Grenier estimated that the pond will have a volume of  
99 approximately 56,000 cubic feet (7,500 gallons) and will be supplied by a non-potable well.  
100

101 D. Clymer questioned the difference in elevation. J. Grenier clarified that the pond is being created  
102 in an existing depression about 8 or 9 feet deep, with a 35-foot elevation change, and the system  
103 will not require significant clearing.  
104

105 D. Clymer asked which Stowe Club test criterion the proposed project meets. J. Grenier explained  
106 that the proposed project would meet criterion number two, as it involves changes in construction  
107 or operation not reasonably foreseeable at the time the permit was issued.  
108

109 A motion to close the hearing was made by M. Black and seconded by A. Volansky. The motion  
110 passed unanimously.  
111

112 **Project #: 7617**

113 **Owner: Jeffrey Shehab & Porter C. N. Sutton-Shehab & ACABAY INC.**

114 **Tax Parcel #: 10-158.000**

115 **Location: 15 Weeks Hill Meadows**

116 **Project: Lot Line Adjustment**

117 **Zoning: RR3**  
118

119 *(Participating DRB Members: Drew Clymer, David Kelly, Mary Black, Andrew Volansky, Alternate*  
120 *Scot Baraw and Alternate Scott Rank.)*  
121

122 D. Clymer opened the hearing for Project 7617. Representing the applicant were Briteny Aube,  
123 William Grigas, and Jeff Shehab (present via Zoom).  
124

125 D. Clymer swore in all parties at approximately 5:51 p.m.  
126

127 B. Aube discussed a boundary line adjustment for a small triangular piece of land. The adjustment  
128 would increase the parcel size enough to encompass the driveway and well. The lot was a pre-  
129 existing, non-conforming small lot, which will be increasing from approximately 0.14 acres to 0.72  
130 acres. This adjustment allows for the improvements to be located on the same lot as the house.  
131

132 P. Roberts questioned existing easements. B. Aube explained that this issue was the subject of  
133 litigation, and the boundary line adjustment was the resolution.  
134

135 B. Aube further explained that the change slightly reduces the AG PRD from 56.6 to 56.4 units due  
136 to the land transfer.  
137

138 A motion to close the hearing was made by A. Volansky and seconded by M. Black. The motion  
139 passed unanimously.  
140

141 **Approval of Minutes:**

142 A motion to approve the meeting minutes of June 2<sup>nd</sup>, 2025, was made by M. Black and seconded by  
143 S. Baraw. The motion passed unanimously.

144

145 **Other Business:**

146

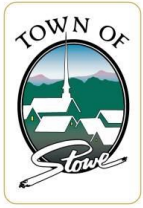
147 A motion to adjourn the meeting was made by M. Black and seconded by S. Baraw. The motion  
148 passed unanimously.

149

150

151 Respectfully Submitted,  
152 Kayla Hedberg  
153 Planning and Zoning Assistant

DRAFT



**TOWN OF STOWE  
PLANNING COMMISSION  
Meeting Minutes  
September 15, 2025**

The Town of Stowe Planning Commission held a regular meeting on **Monday September 15, 2025** starting at 5:30 PM. The meeting was held at the Stowe Town Office with remote participation via Zoom. Voting members present included Brian Hamor, Mila Lonetto, Bob Davison, Jill Anne, Neil Percy, John Muldoon, and Heather Snyder. Non-voting members present included Hannah Mitrani and Jeff Sereni. Municipal staff Sarah McShane was present. Guests included Tasha Wallis and Seth Jensen of LCPC.

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

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

None

**Review Prior Meeting Minutes [8/18/25]**

M.Lonetto motioned to approve the meeting minutes of August 18<sup>th</sup> as presented. B. Davison seconded. The motion passed unanimously.

**LCPC: Overview of Act 181 Regional Future Land Use Map**

The discussion opened with brief introductions, followed by an overview of Act 181 and the Regional Future Land Use (FLU) Map presented by Tasha Wallis and Seth Jensen of LCPC. S.Jensen explained that the land use categories, names, and color scheme are defined under state statute; he provided a brief overview of each. Rural areas are shown in dark green. He explained that there is little policy distinction between “Rural General” and “Rural Agriculture/Forestry.” T.Wallis explained that LCPC decided to categorize privately held conserved lands as Rural Agriculture/Forestry rather than “Conservation”. As shown, the “Resource Resort Areas” follow the same boundaries as the SKI-PUDs. Commission members discussed the differences between regional and local land use maps. T.Wallis emphasized that the regional FLU map does not control local zoning districts or regulations. H. Snyder asked about the status of Moscow as a village center. S. McShane explained that it is mentioned and described in the draft Town Plan. The group reviewed other designations: “planned development areas”, shown in lighter purple, generally align with the sewer service district boundaries; the orange “transition areas” may support future higher-density development; and “Enterprise Areas” which include the gravel pit. M. Lonetto inquired about the West Branch Community Service District. S.Jensen confirmed it cannot be considered an “Enterprise Area” since “Enterprise Areas” cannot be adjacent to “Downtown Areas”. T.Wallis explained that mapping Tier 1B areas is required to ensure consistency across the state, though pursuing a Tier 1B designation is ultimately a local municipal choice. S. McShane provided a brief overview of Tier 1B, designated downtowns, the MRV district, and noted the recommendations in the housing needs assessment. T.Wallis also described the Tier 1, 2, and 3 designations and shared that a public hearing on Tier 3 will be held in Morristown in late October. Commission members were asked to provide any recommended changes to staff for inclusion prior to the October Selectboard meeting. LCPC staff departed shortly after 6:00 p.m. The Commission held a brief follow-up discussion but did not recommend any specific map changes.

**Work Session: Review Draft Elements of Stowe Town Plan (Cont.)**

**Arts & Culture, Utilities, Settlement Patterns & Land Use**

Staff presented draft elements of the Town Plan for group discussion, providing background on each section and noting that while some elements closely reflect the existing plan, others have been reorganized or newly developed.

The Commission began with the Arts & Culture element. S.McShane explained the process to update this section of the plan, noting the various persons and parties involved. B. Hamor inquired about the terms of a use agreement between the library, historical society, and the Current regarding the use of the common space. S.McShane explained that she did not know the details of the agreement. H. Snyder wondered whether the Parker Barn on West Hill should be included under Policy #6 as a potential site that might be re-purposed. M. Lonetto offered comments on Policy #4 and suggested it be reworded.

The group then discussed the draft Municipal Utilities Element. B. Hamor raised concerns about the condition of the Lower Village pump station. Staff explained its importance in supporting future growth and redevelopment of the village and lower village areas. H. Snyder asked broader questions about utilities and whether SED rates were competitive compared to other providers. She inquired about the customer makeup (residential vs. commercial) for water and sewer services and where infiltration was occurring in the wastewater system. Commission members discussed the sludge program with Montpelier, questioning whether it would become permanent and what volume reduction strategies were in place. Additional questions included PFAS testing and federal requirements. H. Snyder suggested connecting broader policy language to specific tasks, such as amending the STR ordinance to address overloaded septic systems in source protection areas. J. Muldoon recommended strengthening Policy #1 regarding expanding the systems and suggested adding specific planned projects under SED tasks. H.Snyder asked whether the PFAS settlement should be mentioned, while B. Hamor suggested that changes to the sewer service district should prioritize desired housing types. M. Lonetto inquired whether Policy #2 was intended to limit allocations or simply restate boundaries, while N. Percy raised the question of prioritizing allocation for different uses. Members also discussed whether Policy #4 should be amended to subsidize affordable housing.

The Commission then briefly reviewed the Land Use and Settlement Patterns Elements, noting the difficulty of evaluating without first considering transportation and traffic impacts. The Commission agreed to revisit these topics after reviewing housing and traffic recommendations.

Staff will incorporate the revisions into updated versions.

### **Updates/Correspondence/Other Business**

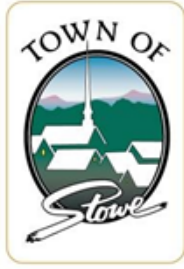
M.Lonetto offered an update regarding the recent work of the Housing Task Force.

The next PC meeting is scheduled for October 6<sup>th</sup>. The meeting was 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- Historic Preservation Commission**

### **Meeting Minutes – September 17, 2025**

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday September 17, 2025, at approximately 5:15 pm. Participation was in person at the Akeley Memorial Building, online or telephone via Zoom.

**Members Present:** Barbara Baraw, Chris Carey, George Bambara, Sam Scofield, Shap Smith, Jen Guazzoni, and Cindy McKechnie.

**Staff Present:** Sarah McShane

The meeting was called to order by Vice Chair Sam Scofield at 5:15pm.

#### **Project #: 7702**

**Owner: Altama Holdings LLC**

**Tax Parcel:07-150.000**

**Location: 541 South Main St**

**Project: Railing Amendment for Additional Support**

**Zoning: LVC**

Alison Karosas and her builder attended the meeting to present an overview of their request. They explained that, in place of the originally proposed cable rod, they are seeking approval to use a metal mesh railing. This modification was recommended by the Fire Marshal to meet code requirements related to weight. Chris Carey noted that a similar design was recently installed at the Green Mountain Club. The builder added that the materials are prefabricated and then installed on site. Shap Smith moved to approve the modified railing design as presented. Chris Carey seconded. The motion passed unanimously. The project is classified as a minor.

#### **Project #: 7704**

**Owner: John Black, & Mary Black, Trustees**

**Tax Parcel #: 03-034.000**

**Location: 1588 River Rd**

**Project: Replace Existing Picture Window with French Doors and Deck Addition**

**Zoning: RR2**

Mary and John Black attended the meeting to present their request. M. Black explained that the project involves removing the existing picture window and replacing it with French doors and an attached side deck. The deck will be constructed with Trex material and feature a cocktail-style railing. B. Baraw moved to approve the project as presented. G. Bambara seconded. The motion passed unanimously. Mary Black also noted that they are currently repairing the existing porch. The project is classified as minor.

#### **Project #: 7629**

**Owner: Kasey Mcmanmon**

**Tax Parcel #: 7A-163.000**

**Location: 138 School St**

**Project: Demo and rebuild shed addition in current footprint**

**Zoning: VR20/SHOD**

Kasey McManmon attended the meeting to present her request. She last appeared before the Commission in June, at which time she was asked to provide more detailed drawings. S. Scofield inquired about the exposed rafters shown in the plans. The property owner explained that the drawings were prepared by an engineering student and confirmed her willingness to incorporate modifications as requested.

Members agreed to condition their recommendation to require that the eaves and fascia on the proposed addition match the existing dwelling. S. Scofield also asked about the divided-light windows. The manufacturer's specifications indicated that the grilles are located between the glass. Chris Carey suggested the applicant specifically request simulated divided-light (SDL) windows and ensure that the door also includes SDL in the window portion.

Chris Carey moved to approve the application with the following conditions: trim to match the existing house, windows and doors to be SDL, and demolition of the shed addition pursuant to §10.7(2)(A), as it does not have historical or architectural significance. George Bambara seconded. The motion passed unanimously. The project is classified as minor.

**Other Business:**

None

**Review Meeting Minutes:**

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

Respectfully submitted,  
Sarah McShane, Planning & Zoning Director