

Agenda Summary
November 20, 2025

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

50 Years of Zoning: This December marks the 50th anniversary of Stowe voters approving zoning regulations. A Stowe Reporter article from December 11, 1975 is enclosed.

Selectboard Meeting Schedule: As a reminder, upcoming Selectboard meetings are to be held on Wednesday, December 3 and Thursday, December 18.

Act 250 Notices:

No new Act 250 notices.

Minutes: Enclosed are the following minutes:

- Development Review Board – November 4
- Planning Commission – November 3
- Library Trustees – October 16
- Electric Commission – October 28

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.

Zoning passes 409 to 214

by Douglas Stewart

Stowe's 16 year battle to enact zoning came to a close Tuesday night, as the proposed zoning by-laws were enacted by a vote of 409 to 214.

The affirmative vote places control of local development and construction in the hands of the officials and citizens of the town. The 36-page document specifies land use, density requirements, and construction regulations within various areas throughout the town of Stowe. Adoption of the zoning by-laws effectively removes much of Stowe's development from the jurisdiction of Act 250. The state's land use legislation.

Stowe Planning Commission Chairman Laurence Heath said he was "Terrifically pleased" with the outcome of Tuesday's vote. "One of those marginal things I would have been very unhappy with," Heath said, referring to the near 2 to 1 margin of victory for the proposal.

Zoning has seen three separate defeats since the issue rose to prominence in 1960. SPC member and commission clerk Dorothy Rogers attributed passage of the proposal Tuesday to a change in the attitude of the voters of Stowe. "They understand (the proposal) and they want to plan their own town," Rogers said. "It's time has come."

Representatives of the League of Women Voters, which mounted a pro-zoning campaign this fall, said there were many habitual non-voters among the turn-out of 626. League spokespersons felt this was an indication of the deep running emotion behind the zoning issue. Opponents of the proposal have blamed zoning for a decline of construction in the area in recent years.

Board of Civil Authority member Peter Haslam said the voter turnout remained light until the final hour before ballots closed at 7 p.m. Out of the 626 total votes cast, Haslam estimated that 200 occurred before noon, and the League of Women Voters tabulated 320 votes at 2:45 p.m. The voter turnout ended up as a surprisingly heavy 45 percent of the total town checklist of 1400 people. Selectman Giles Dewey estimated that this was more than twice as heavy as usual.

The zoning vote was characterized by an unusual lack of discussion among townspeople before Tuesday's election. "Maybe everyone's already made up their mind," Selectman Dewey offered.



Approximately 15 minutes after the closing of the polls, Chairman of the Stowe Planning Commission, Laurence Heath, jubilantly waves the final count. Congratulating Larry is Betsy Riley who was one of many well-wishers awaiting the outcome. Photo by Steve Rudd.

Finally....

by Douglas Stewart

The zoning issue in Stowe is not solely the product of the environmental movement of the last five years. As early as 1958, Stowe citizens had taken up the issue of local control for the development and destiny of their growing community.

Three separate votes, in addition to the adoption and defeat of numerous related issues, have marked the zoning controversy from 1958 to last Tuesday's decisive vote. Zoning's history in Stowe has been a barometer of the growing complexity of Vermont's position as a vacation and recreation state.

In Town Meeting, March 4, 1958, the voters of Stowe authorized the Selectmen to adopt regulations and zoning ordinances to put before the town for a vote. Although recent state legislation of the time authorized such a move, credit for initiating the zoning movement in Stowe is largely given to Robert Bourdon, a local artist who was a public relations employee for the Mt. Mansfield Co. at that time. Bourdon's initial concern was to eliminate the plethora of commercial signs that was cluttering the Stowe landscape in the late 1950's. His efforts to this end led to the first zoning proposals.

By 1960, a group of Stowe citizens had devised an ordinance providing for zoning within the town of Stowe. This group, which is described in town records as a "Zoning Commission," proposed a set of regulations whose stated purpose was "to promote the health, safety and general welfare of all the inhabitants of the Town of Stowe."

This proposal, which appears in town records as a 12-page, hand-written document, called for a division of the town of Stowe into two separate districts - a Farming and Residential District, and a Business District.

The Farming and Residential District, including the majority of the town outside of the Village and Lower Village, was restricted to development of single and two family dwellings. The proposal provided for "special exceptions" to be granted, "if in the spirit and intent of the ordinance." The

(Continued on page 5)

Zoning passes 409 to 214 (two to one!)

(Continued from Page 1)

proposed ordinance specifically included in this category hotels, saw mills, and retail shops.

The central business district was reserved for hotels and "quiet", and "normal" business activities. Used car lots and junk yards were banned, and all trailers were restricted to a special park that the Selectmen were to designate, if they saw fit.

The 1960 proposal also included setback requirements for new construction, and a rigorous and highly detailed sign code.

Evidently, the concept of zoning did not sit well with the citizens of Stowe at that time. Although the proposed ordinances were approved by the Selectmen on Jan. 27, in the 1960 Town Meeting, the proposal was defeated by a vote of 352 to 155.

The zoning issue did not surface again until Aug. 2, 1961, when a special town meeting was called to vote on a revised set of ordinances. Evidently, the 1960 proposal was considered too restrictive, as the 1961 draft appears to be a less detailed and more lenient version of the same basic ordinances.

Instead of breaking the town down into two separate districts, the 1961 draft proposed ordinances that were to be universally applied to the entire town. A significant change in the 1961 proposal permitted multiple dwellings anywhere in Stowe. In addition, certain limitations on types of manufacturing were dropped, and the ban against trailers on private land was lifted. Although the sign code was significantly simplified, its restrictions were also tightened.

Again, the entire concept of restricted development seemed to be out of phase with the thinking of Stowe voters, as they rejected the simplified proposal 247 to 145.

On September 10, 1962, the Selectmen took a significant step in the history of zoning when they appointed a four-member municipal planning commission. This commission was chosen from a 28-member advisory committee that comprised the nucleus of Stowe citizens involved in the enactment of zoning. Among the members of this first four-man commission was present Planning Commission chairman, Laurence Heath. The other members were Albert Gottlieb, Muriel Wiessner, Craig O. Burt, and ex officio the chairman of the Board of Selectmen.

The newly formed commission moved swiftly in the following months, appointing Technical Planning Associates of New Haven, Conn., to formulate a plan for the town. The commission's primary function during the ensuing year was to give both data and directions to the Connecticut-based firm, which was headed by Stowe resident Lawrence Moore.

The Technical Planning Associates plan was ready as of Town Meeting, 1964, but the planning commission decided not to submit it, for a vote, citing changes in the Vermont zoning statutes that were made in the previous legislative session.

A year later, the Plan was adopted at Town Meeting, but not without some difficulty. A motion was made at the meeting to "receive" the plan without formally adopting it - a move that

would have deprived the document of what little teeth it had. A town plan is not an enforceable resolution, but more a statement of intent. The motion to "receive" the plan was narrowly defeated, and the plan was officially adopted.

The 1964 plan stated the general areas for land use within the town, and addressed itself to the general directions for growth in the community. The plan said the community should try to maintain its open space, although the primary concern at the time was not development, but reforestation. The plan also encouraged growth of the Village as opposed to peripheral shopping centers, and made proposals concerning the growing problem of traffic flow.

In 1965, a zoning commission was formed from members of the old planning commission to formulate the ordinances that would put the newly adopted Town Plan into effect.

Neighborhood meetings throughout the year indicated that the zoning commission had to enlarge their proposed commercial district, and revise the ordinance dealing with the Highway Tourist area.

The new zoning commission never got a chance to put their ordinances to a vote, however, as zoning ran into its biggest roadblock to date at the March 1966 Town Meeting. Article 4 of that meeting's warning contained a motion to rescind the action that had created the zoning commission in the first place. The article carried by a vote of 320 to 229, and the Stowe zoning commission was officially voted out of existence. Stowe Selectman Giles Dewey indicated that this vote was the expression of a sentiment within the town that Stowe did not require any zoning at all.

However, in July of 1966, the Selectmen and Village Trustees reformed the zoning commission on their own initiative, and the commission spent the following year revising and simplifying their proposed ordinances.

Zoning in Stowe received another setback in 1969, when the Vermont Legislature repealed the law under which the zoning commission had been preparing their ordinances. Although within months of a vote on the issue, Stowe Selectmen decided not to press forward, as any zoning enacted under the previous laws had a state dictated time limit of five years. Instead, the zoning effort in the town regrouped under the present label of the Stowe Planning Commission, and continued with their work on the proposed ordinances, or by-laws. The commission included both the Chairman of the Village Trustees and the chairman of the Town Selectman, Lawrence Heath, Doris Houston, Franklin Kellogg, John Ware, and Ernest Wright.

The Stowe Planning Commission was composed of Albert Gottlieb, Lawrence Heath, Dorothy Rogers, Edith Miller, Robert Neverton, Paul Percy, Kermit Spaulding, Curtis Adams, Herbert Hillman, and Thomas Lancaster.

The largest piece of environmental legislation ever to be passed in the state was enacted in 1971, when Vermont adopted its controversial development



Members of the Board of Civil Authority count vote as anxious onlookers (including Planning Commission Secretary Dot Roovers) peek in. Seated clockwise starting from far left are Albert Smith, Peter Haslam, Giles Dewey, George Thompson, Elaine Durgan, Raymond Slayton and Merton Pike.

In below picture congratulations are offered following the reading of the vote by Town Moderator David Stefaniak (center).

control bill, Act 250. Part of Act 250 allowed towns in the middle of the zoning process to enact temporary zoning until complete ordinances could be formulated, and passed. With over 1400 units on the verge of being started in the town, the Stowe Selectmen said, "The purpose of zoning may be defeated if temporary zoning is not enacted," and Stowe's Interim Zoning was adopted by unanimous vote.

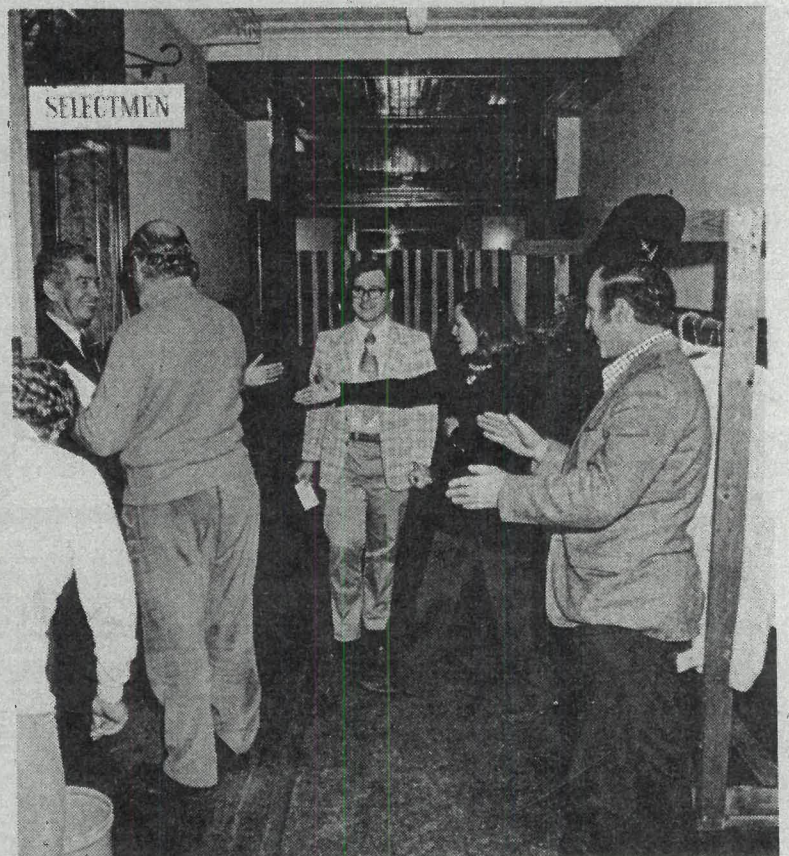
Outside of some highly restrictive requirements, Interim Zoning requires all construction to go before the Planning Commission for specific approval. Stowe is still functioning under its Interim Zoning, which is due to expire next July, at which time it cannot be renewed.

After an update of the Town Plan in 1972, the Stowe Planning Commission continued to develop the proposed zoning by-laws to implement the plan.

The Planning Commission then paused briefly in June, 1974, to increase local control through the enactment of local subdivision regulations. These subdivision regulations set planning standards for the development of large tracts of land into smaller individual lots. They include specifications for open space, clustering street layout, and density requirements.

Vacancies in the Planning Commission in the past year have been filled by Adelaide Knowles, Bruce Nourjian, Kenneth Savelle, and Robert Justis.

During this time, the Planning



Commission honed their proposed bylaws into shape at a series of neighborhood meetings during the spring and summer of 1975. These bylaws were presented to the voters of Stowe in their final form at the special election last Tuesday, December 9, 1975, when they were officially adopted.

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DRAFT Minutes: Stowe Electric Board of Commissioners' Meeting

October 28, 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; Sara Teachout, Vice Chair; and Mark Gilkey, Commissioner

STAFF: Jackie Pratt, General Manager; B. Lilley, Director of Operations; Sarah Juzek, Director of Finance; Michael Lazorchak, Manager of Regulatory Compliance; Caroline Newman, Business and Communications Manager; Victoria Balboa, Vermont Law School Extern; and Amber Ives, Clerk of the Board

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

Agenda Approval:

All were in favor of the warned agenda.

Meeting Minutes Approval: September 23, 2025 & September 29, 2025

M. Gilkey moved to approve the September 23, 2025, and September 29, 2025, meeting minutes. S. Teachout seconded the motion; all were in favor, and the September 23rd and 29th minutes were approved.

Preliminary Year End Financials:

S. Juzek provided an overview of Stowe Electric Department's (SED) preliminary year end financial results pending completion of the audit.

S. Juzek reported that SED ended Fiscal Year 2025 favorable to the budget and that SED's operating cash was within the target range of sixty to ninety days on-hand.

The Board of Commissioners and staff discussed:

- Factors that contributed to the favorable budget
- Budget planning
- The challenges of predicting future load growth and revenue.
- Cost-of-Service study to ensure that rate classes are covering their costs appropriately, and potential changes to rates based on the findings of the study.

Tier III 2026 Plan Update:

V. Balboa informed the Board of Commissioners that the significant update to the 2026 plan is the development of a baseline rebate for devices that are not eligible for the Connected Homes program, and an increased rebate amount for devices that are eligible for Connected Homes.

V. Balboa apprised the Board of Commissioners that the goal is to encourage Tier III participants to enroll into the Connected Homes program by offering increased incentives for Connected Homes eligible devices, as increased participation in Tier III can lay a foundation for future Tier III programs to create an opt-out program whereby Tier III rebates are conditioned on automatic enrollment into Connected Homes and/or a time-of-use (TOU) rate.

M. Lazorchak advised the Board of Commissioners that the Public Utility Commission (PUC) is interested in utilities providing opt-out programs as opposed to opt-in, as they are finding that this option is leading to increased participation in these types of programs.

In addition, M. Lazorchak notified the Board of Commissioners that because SED currently has a bank of excess Tier III credits, it provides flexibility in crafting a better program and helps prepare SED for future changes to Tier III targets and credits received.

Staff also discussed the numerous ways in which SED was attempting to increase participation in the Connected Homes program through both residential and commercial outreach.

M. Lazorchak informed the Board of Commissioners that he planned to file the presented 2026 Tier III plan for approval from the PUC and Department of Public Service.

Net-Metering Billing Update:

J. Pratt advised the Board of Commissioners that V. Balboa had been reviewing the Net-Metering rules and laws and that she had identified areas where SED had some flexibility to update current net-metering billing practices based on Vermont net-metering regulations and the Vermont General Assembly policy choices.

V. Balboa informed the Board of Commissioners that the policy intent for net-metering is to encourage and incentivize customers to install an appropriately sized solar system in order to utilize all credits generated within twelve months of generating the credit.

V. Balboa explained that SED is proposing an update to the billing policy to add Renewable Energy Credit (REC) Adjustors and Siting Adjustors to SED's allowed bypassable charges as this would allow the customer to apply any negative adjustors to their excess credits balance.

J. Pratt apprised the Board of Commissioners that by moving these charges into the bypassable category it is advantageous to the customer as it allows them to utilize these excess generation credits to decrease their bill further, in addition to reducing the likelihood that they will have credits that expire.

The Board of Commissioners and staff discussed how these changes compared to other Utility's net-metering billing policies and the benefit of this change to customers.

S. Teachout moved to authorize SED staff to implement the proposed updates to bypassable and non-bypassable charges, and to update how those charges are applied to net-metering customer bills effective November 1, 2025. M. Gilkey seconded the motion. All were in favor and the motion carried.

General Manager Highlights:

J. Pratt and the Board of Commissioners discussed the financial situation and current investigation of Hyde Park Electric.

J. Pratt also discussed:

- Cyber Security and cyberattacks on Utilities
- Continuing reviews and updates to SED policies and procedures
- Internship updates

Executive Session:

At 9:44 am, S. Teachout moved to enter Executive Session to discuss a personnel matter relating to a contract (1 V.S.A. § 313 (a)(1)(a)). M. Gilkey seconded; all were in favor, and J. Pratt was invited to join.

At 10:19 am, J. Pratt exited Executive Session.

At 10:40 am, J. Pratt was invited to re-enter Executive Session.

At 10:49 am, M. Gilkey moved to exit Executive Session. S. Teachout seconded the motion, all were in favor, and Executive Session adjourned.

Return to Open Session:

At 10:49, A. Ives was invited to return to Open Session.

S. Teachout moved to enter into an employment agreement with the current General Manager, J. Pratt, for three years as described in the revised agreement presented during contract negotiation. M. Gilkey seconded the motion. All were in favor, and the motion passed unanimously.

S. Teachout moved to increase the salary of the General Manager by 6% effective October 17, 2025. M. Gilkey seconded the motion and there was no further discussion. All were in favor, and the motion passed.

S. Teachout moved to adopt the Stowe Electric Department Bereavement Leave Policy as presented with a revision to the first paragraph so that the final policy will read: “Stowe Electric Department employees shall also be granted paid Bereavement Leave with approval from and at the discretion of the General Manager.” S. Teachout further moved that this policy be effective for all Stowe Electric employees immediately upon adoption. M. Gilkey seconded the motion. There was no further discussion and the motion unanimously passed.

There being no further business, S. Teachout moved to adjourn at 10:51 am. L. Lackey seconded the motion, all were in favor, and the October 28, 2025, Board of Commissioners meeting was adjourned.

Respectfully Submitted,

Amber Ives

Clerk of the Board

DRAFT

**Stowe Free Library
Board of Trustees Meeting Minutes
October 16, 2025**

Present: K.Spear, P.Lambert, S. Gaines, L.Polk, A.Colavito, S. Calvo
(Director)

Absent: S.Edwards, B.Mullin

Call to order: 8:15am

Minutes: Approved previous minutes that were posted to website.

Treasurers Report: Operating account \$5,896, Copley Account \$12,881, Endowment account \$1,477,935.

Website update: Stowe library's website (separate from town) is ready to launch.

Friends update:

New treasurer has been found. Board members note that pamphlets outdated (eg references to obsolete indoor library sale). Friends has been contacted by JCOGS to re-house their Free Pantry – discussion about whether Board was comfortable with placement near library premises – but decided to wait to hear any proposal.

Many events planned:

- 10/16: local author talk (interview style) expected to be well-attended
- Friends of the Library cocktail hour (and recruitment event)
- Halloween trivia: next Thursday
- Halloween decorating and trick-or-treating
- Plan for little free libraries

Director's Report:

Alert that the town plans to change budget creation process, and anticipated increasing staff for Parks & Rec, Fire, and Police but no other library staffing changes expected. Discussion that we need to petition selectboard for additional staff in the coming years. Discussion that two staff really needed at all times just for running library, and that volunteers can only augment some of these needs but not replace them. Discussion of excellent press lately from the Stowe Reporter. Discussion of change of library hours starting next month (10am-5pm MWF, 12pm-7pm TuTh, 10am-2pm S), as a 3 month trial period to allow staff additional time for off-desk programming work. At November Board meeting, we will discuss metrics to know if this trial period is meeting objectives. Discussion that the largest book vendor (Baker and Taylor) is going out of business, which will greatly effect library sourcing – since historically this vendor has provided steep (~30%) discounts on new books as well as performing library book preparation (e.g. strengthening binding, etc) which library staff are now having to perform. As a stop-gap, library director has cancelled ~100 backordered books and sourced them from

Amazon, which caused box pileup complaints from the post office. L. Polk is investigating other sourcing options for the future.

Facilities report: None.

New Business :

Shelving: Presentation from L. Polk and discussion of plans for new shelving to replace unsafe shelving units that have caused some collapse. L. Polk has experience designing, and implementing such shelving needs.

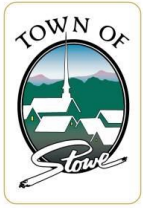
- Board unanimously approved budget not to exceed \$33,745 for shelving purchase and and installation.

Library closing Saturday after Thanksgiving. Library will be closed Thursday-Friday for Thanksgiving, and L. Polk worries about staffing for that following Saturdays if Staff request vacation time that day. Discussion of importance of library staying open if possible, especially given limited indoor options during school vacation week.

- Board unanimously approved motion that, in the event that staffing issues arise from vacation requests, the director has permission to close Saturday 11/29/2025.

Next Meeting: 8:00am Friday Nov 14, 2025.

Adjournment: 9:40am



**TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
November 3, 2025**

The Town of Stowe Planning Commission held a regular meeting on **Monday November 3, 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 Jeff Sereni and Hannah Mitrani. Municipal staff Sarah McShane was present.

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 [10/20/25]

B. Davison motioned to approve the meeting minutes of October 20th as presented. M.Lonetto seconded. The motion passed unanimously.

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

Housing Goals, Policies, & Tasks

Staff S.McShane provided a brief overview of the draft materials presented for consideration, noting that LCPC is preparing the draft housing element which should be ready for the next meeting. She explained that the draft goal, policies, and tasks were prepared using the data and recommendations in the recent Housing Needs Assessment, the Housing Strategy Plan prepared by the Housing Task Force, existing Town Plan, and the community input received over the last year.

M. Lonetto asked the group whether the housing goal should include a specific, measurable target, noting that the housing needs assessment established 580 units as a goal. B. Hamor asked how the Commission should determine an appropriate target. Members then discussed the types of units most needed in Stowe and what proportion of the total goal should be affordable and/or year-round. B. Davison suggested inclusionary zoning should be added. M. Lonetto encouraged creative approaches that consider both income restrictions and year-round occupancy requirements.

M. Lonetto and J. Muldoon reported on their recent presentation to the Selectboard regarding potential updates to the Short-Term Rental Ordinance, as well as support for inclusionary zoning and additional staff capacity.

J. Sereni commented that defining the percentage breakdown of unit types may help communicate the need to the public. M. Lonetto suggested not tying the goal to annual benchmarks, since most housing projects take multiple years to permit and construct. Members discussed housing types, unit sizes, and the need for family-oriented housing. B. Davison emphasized focusing on affordable, year-round housing to support local schools. M. Lonetto shared draft desired housing types and ideas for aligning the Housing Needs Assessment with the Town Plan. She also referenced the housing reserve fund and other non-regulatory tools.

J. Muldoon asked whether the document should first define the types and sizes of desired housing to avoid repetition throughout the plan. Members agreed to continue the discussion at the next meeting, with a focus on deciding how the goal can include measurable targets.

The group then discussed employee housing requirements, the conversion of residential and commercial uses near the village, and policies that could require workforce housing. N. Percy raised concerns about housing

market pressures, including how certain restrictions or taxes may drive up costs and limit housing diversity. Members also discussed strategies to protect middle-income housing. B. Davison suggested additional ways to improve affordability. M. Lonetto proposed expanding income eligibility brackets within inclusionary zoning.

Members continued reviewing policy language and offered wording revisions. Staff will circulate an updated draft before the next meeting.

Updates/Correspondence/Other Business

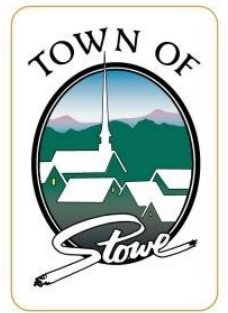
There was no correspondence discussed. H.Synder shared information on the upcoming STR workshop hosted by VLCT. The next PC meeting is scheduled for November 17th. J.Muldoon mentioned he cannot attend the next meeting.

The meeting was adjourned shortly after 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
Development Review Board
Meeting Minutes – November 4, 2025**

A regular meeting of the Development Review Board was held on Tuesday, November 4, 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, Peter Roberts, Andrew Volansky, Tom Hand and Alternate Scott Rank

Staff Present: Sarah McShane, Planning and Zoning Director, Kyle Hensan, Deputy Zoning Administrator, and Kayla Hedberg, Planning and Zoning Assistant

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

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

Project #: 7673 (cont. 10/7)

Owner: NR Holdings LLC

Tax Parcel #: 07-299.000

Location: 754 River Rd

Project: Final PRD Review – Consisting of 4 Duplexes

Zoning: RR2

D. Clymer opened the hearing for Project 7673.

Nelson Riley represented the applicant.

Interested Persons: Walt Looney, representing Shaw Hill Farm LLC

D. Clymer swore in all parties at approximately 5:32 p.m.

N. Riley presented updated site plans incorporating changes requested in the previous meeting, including silt fence placement, septic field isolation zones, and modified building zones and open space boundaries. He discussed road widening and straightening, the tree canopy clearing, and the addition of fire lane signage and sprinklers as requested by the fire department.

D. Clymer reviewed the criteria for requesting a double setback waiver, emphasizing privacy, scenic beauty, and character of the area. N. Riley explained that the proposed development would maintain privacy due to the steep terrain and distance from neighboring properties. He also mentioned that the project would not significantly impact the scenic or natural beauty of the area.

D. Clymer expressed concerns relating to the significant cutting and infill. N. Riley explained that developing the property has been challenging due to its steep nature and limited areas suitable for construction.

T. Hand confirmed a 50-foot wetland buffer and addressed concerns about the tree removal for a

48 74-foot fire truck turnaround. N. Riley clarified that only necessary trees would be removed for
49 grading, and natural vegetation would be preserved wherever possible.

50

51 D. Clymer asked about HOA documents. N. Riley explained that the development would be
52 organized as a Common Interest Ownership Community and that he had received a draft
53 agreement from his attorney.

54

55 A. Volansky and T. Hand brought up concerns relating to stormwater controls and other regulatory
56 permits.

57

58 D. Clymer asked N. Riley to review construction hours. He verified that construction hours would
59 be Monday through Friday 7:00 a.m. to 4:00 p.m., with occasional weekend hours between 7:00
60 a.m. and 4:00 p.m.

61

62 A. Volansky reiterated his concerns about the slopes, grading and double setbacks.
63 He suggested consolidating development to minimize grading.

64

65 On a motion by A. Volansky, seconded by T. Hand the board entered deliberative session at
66 approximately 5:47 p.m. and exited deliberative session at approximately 6:00 p.m.

67

68 T. Hand expressed concerns about the proposed double setback waiver, topography, grading and
69 erosion control. He explained that due to the complexity of the project, a more in-depth review by a
70 licensed civil engineer would be preferred.

71

72 D. Kelly expressed concerns relating to the isolation zones and leach fields.

73

74 N. Riley requested a continuance to December 2, 2025.

75

76 A motion to continue the hearing to December 2nd was made by M. Black and seconded by S.
77 Baraw. The motion passed unanimously.

78

79 **Approval of Minutes:**

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81 A motion to approve the meeting minutes of October 7, 2025, was made by M. Black and seconded
82 by A. Volansky. The motion passed unanimously.

83

84 **Other Business:**

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86 The meeting adjourned and the board entered deliberative session.

87

88

89 Respectfully Submitted,

90 Kayla Hedberg

91 Planning and Zoning Assistant