

Agenda Summary
January , 2026

Agenda Item No. C-1

Other Business – Manager’s Report

Equalization Study: Please find an email from the Town Assessor enclosed stating that the equalization study is accurate and no appeal is warranted.

Act 250 Notices:

An after-the-fact permit for The Alchemist, 100 Cottage Club Rd, which specifically authorizes the installation of a 40'L x 8'W x 9'6"H storage container, placed on top of a gravel base near the southwest corner of the property. The container was purchased new and placed on the property in April of 2024. The structure is screened by existing 20ft+ tall evergreen trees as well as new evergreen plantings installed concurrent with the structure.

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

Subject: RE: State of Vermont Equalization Study

From: Tim Morrissey <tmorrissey@stowevt.gov>

Sent: Friday, January 23, 2026 8:16 AM

To: Charles Safford <csafford@stowevt.gov>

Subject: State of Vermont Equalization Study

Charles,

I have finished my review of the Equalization Study done by the State of Vermont. The study is accurate and no appeal is warranted.

Respectfully,

Tim



Tim Morrissey

P.O.BOX 730 67 Main Street
STOWE, VT 05672

tmorrissey@stowevt.gov

p. (802) 253-6144

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LAND USE PERMIT

ADMINISTRATIVE AMENDMENT

5L0662-11

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

Alchemy Holding Stowe, LLC
100 Cottage Club Road
Stowe, VT 05672

PERMIT NUMBER:
5L0662-11

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 Administrative Amendment 5L0662-11 pursuant to the authority vested in it by 10 V.S.A., §§ 6000-6111. This permit amendment applies to the lands identified in Book 993, Pages 317-319 of the land records of the Town of Stowe, Vermont.

This after-the-fact permit specifically authorizes the installation of a 40'L x 8'W x 9'6"H storage container, placed on top of a gravel base near the southwest corner of the property. The container was purchased new and placed on the property in April of 2024. The structure is screened by existing 20ft+ tall evergreen trees as well as new evergreen plantings installed concurrent with the structure. The Project is located at 100 Cottage Club Road in Stowe, Vermont.

Jurisdiction attaches because the Project constitutes a material change to a permitted development and thus requires a permit amendment pursuant to Act 250 Rule 34.

The Permittees and its assigns and successors in interest, are obligated by this permit to complete, operate and maintain the project as approved by the District Commission (the "Commission") in accordance with the following conditions.

1. The project shall be completed, operated, and maintained in accordance with the conditions of this permit and the permit application, plans, and exhibits on file with the Commission and other material representations. In the event of any conflict, the terms and conditions of this permit shall supersede the approved plans and exhibits.

The approved plan is:

Sheet C-1 - "Existing Conditions Plan," dated October 13, 2025, last revision December 10, 2025 (Exhibit 3).

2. All conditions of Land Use Permit 5L0662 and amendments are in full force and effect except as amended herein.
3. The Permittees shall comply with all conditions of the following Agency of Natural Resources ("ANR") Permit:
 - a. Authorization of Notice of Intent 7242-9050.A under General Permit 3-9050 (Stormwater Discharge General Permit), issued on December 29, 2025 by the ANR Watershed Management Division.

4. Any nonmaterial changes to the permit listed in the preceding condition shall be automatically incorporated herein upon issuance by the Agency of Natural Resources.
5. Representatives of the State of Vermont shall have access to the property covered by this permit at reasonable times, for the purpose of ascertaining compliance with Vermont environmental and health statutes and regulations and with this permit.
6. No change shall be made to the design, operation, or use of this project without a permit amendment issued by the District Commission or a jurisdictional opinion from the District Coordinator that a permit is not required.
7. No further subdivision, alteration, and/or development on the tract/tracts of land approved herein shall be permitted without a permit amendment issued by the District Commission or a jurisdictional opinion from the District Coordinator that a permit is not required.
8. Pursuant to 10 V.S.A. § 8005(c), the District Commission or the Land Use Review Board may at any time require that the permit holder file an affidavit certifying that the project is in compliance with the terms of this permit.
9. The conditions of this permit and the land uses permitted herein shall run with the land and are binding upon and enforceable against the Permittees and its successors and assigns.
10. The Permittees shall file a Certificate of Actual Construction Costs, on forms available from the Land Use Review Board, pursuant to 10 V.S.A. § 6083a(g) within one month after construction has been substantially completed. If actual construction costs exceed the original estimate, a supplemental fee based on actual construction costs must be paid at the time of certification in accordance with the fee schedule in effect at the time of application. Upon request, the Permittees shall provide all documents or other information necessary to substantiate the certification. Pursuant to existing law, failure to file the certification or pay any supplemental fee due constitutes grounds for permit revocation. The Certificate of Actual Construction Costs and any supplemental fee (by check payable to the "State of Vermont") shall be mailed to: Land Use Review Board, 10 Baldwin Street, Montpelier, VT 05633-3201; Attention: Certification.
11. Failure to comply with all of the above conditions may be grounds for permit revocation pursuant to 10 V.S.A., § 6027(g).

Dated this January 16, 2026.

By:  —
Peter Kopsco
District Coordinator
10 Baldwin Street
Montpelier, VT 05633-3201
802-261-1947
Peter.Kopsco@vermont.gov

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

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

CERTIFICATE OF SERVICE

I hereby certify that I, Catherine Gott, Land Use Review Board Technician, District 5 Environmental Commission, sent a copy of the foregoing **ACT 250 LAND USE PERMIT AMENDMENT** 5L0662-11 by U.S. Mail, postage prepaid, on this January 16, 2026 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.

Alchemy Holding Stowe, LLC
Attn: John Kimmich
100 Cottage Club Road
Stowe, VT 05672
john@alchemistbeer.com

Alchemy Holding Stowe, LLC
Attn: Jen Kimmich
100 Cottage Club Road
Stowe, VT 05672
jen@alchemistbeer.com

Mumley Engineering, Inc.
Attn: Tyler Mumley
46 Hutchins Street
Morrisville, VT 05661
tyler@mumleyinc.com

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

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

Lamoille County Planning Commission
PO Box 1637
Morrisville, VT 05661
Seth@lcpvvt.org
georgeana@lcpvvt.org

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

FOR INFORMATION ONLY

Attn: Don Marsh, David Soucy, Gary Nolan
District 5 Environmental Commission
10 Baldwin Street
Montpelier, VT 05633-3201
Act250.Montpelier@vermont.gov
Act250.Agenda@vermont.gov

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

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

Vermont Agency of Transportation
Barre City Place
219 N. Main Street
Barre, VT 05641
AOT.Act250@vermont.gov

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

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

ADJOINING LANDOWNERS

JHM Stowe LLC
110 Hartwell Ave, Suite 300
Lexington, MA 02421

Midas Enterprises LLC
302 Kidder Lane
Stowe, VT 05672

1976 Mountain Road LLC
846 Cottage Club Road
Stowe, VT 05672

Charles & Janet Perkins
80 South Cove Road
Burlington, VT 05401

Dated this January 16, 2026.

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