



Notice of DRB Decision
Town of Stowe Planning and Zoning Department
PO Box 730
Stowe VT 05672

You recently received approval for the project listed below from the Development Review Board. Attached is a copy of the DRB decision for your records.

Please contact the Planning and Zoning Department at 253-6141 if you have any questions.

APPLICATION INFORMATION

Project Number	7713		
Application Date	9/24/2025		
Physical Location	1386 PUCKER ST		
Map ID	07-074.000	Tax ID	04027
Project Description	3-LOT SUBDIVISION AND CHANGE OF USE		
Owner	STOWE RIDGE LLC		
Applicant	STOWE RIDGE LLC		
Applicant Address	283 LANDING BLVD		
	WESTON FL 33327		

APPROVALS ON RECORD

Action Taken	Date	Effective Date	Expiration Date
INCOMPLETE APP	9/30/2025		
OTHER	3/6/2026		
DRB DECISION	7/21/2026	8/20/2026	1/17/2027

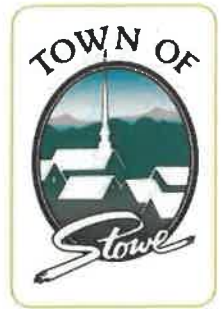
SEE EMAILS / 2/24/26 CONFIRMED INCOMPLET
MORE INFORMATION RECEIVED

Sarah McShane

Dept. of Planning and Zoning

**TOWN OF STOWE
DEVELOPMENT REVIEW BOARD**

Findings of Fact & Conclusions of Law



PROJECT 7713

SUBJECT PROPERTY 1386 Pucker Street (Tax Map# 07-074.000)

PROPERTY OWNER/APPLICANT

Stowe Ridge LLC
283 Landing Blvd
Weston, FL 33327

APPLICATION

The Property Owner/Applicant, Stowe Ridge LLC (herein referred to as the 'Applicant'), requests combined approval for a change-of-use and preliminary and final subdivision review of a 3-lot subdivision. As proposed, the existing ±6.4-acre property will be subdivided into three (3) lots: Lot 1 being ±2.04 acres, Lot 2 being ±2.35 acres, and Lot 3 being ±2.01 acres. Lot 1 will contain the existing single-family dwelling, associated site improvements, and five (5) pre-existing nonconforming lodging cottages. The Applicant seeks approval to combine and convert Cottages #1-3 from lodging use to an accessory dwelling unit and to convert Cottages #4 and #5 from lodging use to accessory storage buildings. Proposed Lots 2 & 3 are designed to support future residential development. The application was reviewed by the Development Review Board (DRB) under the Town of Stowe Subdivision Regulations (effective July 16, 2012) and the Town of Stowe Zoning Regulations (effective January 31, 2024) for the purpose of combined change-of-use and preliminary and final subdivision review. The DRB's findings and conclusions are as follows.

REVIEW PROCESS

(Application materials, hearing notices, and meeting minutes are on file at the Stowe Town Office.)

A development application was filed by the Applicant on September 24, 2025. The Town of Stowe Zoning Administrator Sarah McShane initially deemed the application incomplete on September 25, 2025, awaiting additional information. Upon submitting the requested information on March 6, 2026, the application was then accepted as administratively complete and referred to the DRB for a public hearing. A public hearing of the DRB was scheduled for April 7, 2026 and was duly warned by the Zoning Administrator in accordance with § 2.14 of the Regulations and 24 V.S.A. § 4464. The hearing notice was published in the Stowe Reporter on March 19, 2026. The Applicant notified adjoining landowners and submitted the Certificate of Service on March 19, 2026.

The public hearing to consider this application convened on April 7, 2026 at the Akeley Memorial Building at 67 Main Street, with remote participation available via Zoom. A quorum of the DRB was present. No *ex parte* communications or conflicts of interest were reported. Members who participated in the review included: Drew Clymer, David Kelly, Andrew Volansky, Mary Black, Patricia Gabel, Scot Baraw, and Michael Diender. The DRB continued the hearing to a date and time certain of May 19, 2026 at 5:00 PM for the purposes of allowing the Applicant and neighboring property owners an opportunity to discuss potential revisions to the landscaping plan and to provide the DRB with additional information regarding the property's history and any prior approvals or conditions affecting the lot.

The continued public hearing to consider this application convened on May 19th at the Akeley Memorial Building at 67 Main Street, with remote participation available via Zoom. A quorum of the DRB was present. No *ex parte* communications or conflicts of interest were reported. Members who participated in the review included: Drew Clymer, David Kelly, Andrew Volansky, Mary Black, Patricia Gabel, Scot Baraw, and Chip Dillon¹.

¹ During the review of this application, Michael Diender's term on the DRB expired, and he ceased serving as an appointed member. To ensure a full participating panel, recently appointed regular member Chip Dillion was asked to familiarize himself with the hearing record and review the hearing recording. After completing that review, Mr. Dillion joined the DRB as a participating member for consideration of this application.

Additional information from the Applicant and interested persons was submitted to the DRB at the outset of the May 19th hearing. Prior to reviewing the submitted materials or taking testimony, the DRB unanimously voted to continue the hearing to a date and time certain of June 16, 2026 to allow sufficient time to review the newly submitted information and to provide both the Applicant and interested persons an opportunity to review the materials and prepare responses. The DRB, Applicant, and interested persons agreed that all supplemental materials would be submitted to the Planning & Zoning Department by June 1st, with rebuttal materials due by June 5th. Both parties subsequently submitted additional information for the DRB's consideration.

The continued public hearing convened on June 16th at the Akeley Memorial Building at 67 Main Street, with remote participation available via Zoom. A quorum of the DRB was present. No *ex parte* communications or conflicts of interest were reported. Members who participated in the review included: Drew Clymer, David Kelly, Andrew Volansky, Mary Black, Scot Baraw, and Chip Dillon. Patricia Gabel was unable to attend the June 16th hearing; however, after reviewing the hearing record and testimony, she continued her participation in the deliberation and decision-making process. Following the submission of testimony and evidence, the DRB adjourned the hearing that evening, marking the start of the 45-day period for the issuance of written findings and a decision.

INTERESTED PERSONS/PARTICIPANTS

In accordance with 24 VSA §4471, an interested person who has participated in a DRB proceeding may appeal a DRB decision rendered in that proceeding to the Vermont Superior Court Environmental Division. The following persons attended and participated in the hearing process:

1. Tyler Mumley, Mumley Engineering, Inc., 46 Hutchins Street, Morrisville, VT 05661
2. Matthew Staab, Stowe Ridge LLC., 283 Landing Blvd, Weston, FL 33327
3. Elizabeth Conolly, Stackpole & French Law Offices, PO Box 819, Stowe, VT 05672 (representing the Applicant Stowe Ridge LLC)
4. Lee Hunter, PO Box 1364, Stowe, VT 05672
5. Rick Rancourt, 105 Westview Heights Dr, Stowe, VT 05672
6. Hans Huessy, MSK Attorneys, 275 College St., Burlington, VT 05401 (representing the Applicant Lisa Bernat & Abram Rosenfeld)
7. Lisa Bernat, PO Box 30, Hopedale, MA 04032
8. Abram Rosenfeld, PO Box 30, Hopedale, MA 04032
9. Dave Cacciamani, DEC Entreprises, LLC., 157 Sighs Dr. Hyde Park, VT 05655

THE HEARING RECORD

The following materials were submitted in support of the application and entered into the hearing record:

1. Development Application, dated 9/24/25
2. Narrative, prepared by Mumley Engineering, revised 3/6/26
3. Abutters Certificate, dated 3/19/2026
4. Various email correspondence between staff and applicants
5. Preliminary Subdivision Survey, prepared by Grenier Engineering, dated 11/2025
6. Hadleigh House Subdivision Plat, dated 3/7/1988
7. Shared Right of Way and Driveway Maintenance Agreement
8. State of Vermont Highway Access and Work Permit, dated 10/9/25
9. Site Plan, C-1, prepared by Mumley Engineering, Inc. dated 9/24/25
10. Standard B-71B-VTrans
11. Site plan C-1, prepared by Mumley Engineering, Inc., revised 2/18/26
12. Details, C-2, prepared by Mumley Engineering, Inc., dated 9/24/25
13. Floor Plan, A1.0, prepared by Dec Design Build, revised 1/30/26
14. Elevations, A2.0, prepared by Dec Design Build, revised 1/30/26
15. Elevations, A2.1, prepared by Dec Design Build, revised 1/30/26
16. Exterior Lighting Plan, E 7.0, prepared by Dec Design Build, dated 2/15/26

17. Floor Plan, A1.0, prepared by Dec Design Build, revised 3/6/06

Exhibits submitted prior to the May 19, 2026 meeting and entered into the hearing record:

18. Site Plan C-1, prepared by Mumley Engineering, Inc., revised 5/12/26
19. Memorandum in Support, Prepared by Stackpole and French Law Offices, dated 5/12/26 with the following exhibits:
 - a. Exhibit 1-Email Exchange and Letter from Applicant, (7pgs.)
 - b. Exhibit 2-Planning Commission Minutes, dated 10/5/1987
 - c. Exhibit 3- Plat (87-18), BK:6 PG:58, dated 3/7/1988
20. Screening Analysis/Property Views, prepared by Mumley Engineering, Inc., dated 3/6/26
21. Interested Party Letter, Prepared by MSK Attorneys, dated 5/15/26, with the following exhibits:
 - a. Exhibit A-Hadleigh House Subdivision Plat, dated 3/7/1988
 - b. Exhibit B-Planning Commission Meeting Minutes 87-17
 - c. Exhibit C-Planning Commission Meeting Minutes 87-88
22. Response to Attorney Huessy's Letter to the DRB, prepared by Stackpole and French, dated 5/19/26, with the following exhibits:
23. Exhibit 1-Argument regarding the Segreto Plat Notation, Density, Cottage Enlargement, and the Successive Application Doctrine
24. Comments from Stowe Electric, dated 5/15/2026;

Exhibits submitted prior to June 16, 2026 meeting and entered into the hearing record:

25. Ecotone Landscapes recommendations, dated 5/15/26, received 6/1/26
26. Ecotone Landscapes & Tree Care Estimate, dated 5/31/26, received 6/1/26
27. Correspondence from MSK Attorneys, prepared by Hans Huessy, dated 6/1/26
28. Applicant Response to Opponents' June 1, 2026 Submission, prepared by Stackpole & French, dated 6/5/26
29. Floor Plan, A1.0, prepared by Dec Design Build, revised 3/06/26
30. Repurposed Cottages, A1.1, prepared by Dec Design Build, revised 5/15/26
31. Elevations, A2.0, prepared by Dec Design Build, revised 1/30/26
32. Elevations, A2.1, prepared by Dec Design Build, revised 1/30/26
33. Site Plan C-1, prepared by Mumley Engineering, Inc., revised 6/05/26
34. Details, C-2, prepared by Mumley Engineering, Inc., dated 9/24/25
35. Exterior Lighting Plan, E 7.0, prepared by Dec Design Build, revised 5/15/26

Planning and Zoning staff provided a copy of the following, which were entered into the hearing record:

36. DRB Decision for Project 6596

FINDINGS OF FACT & CONCLUSIONS OF LAW

During its review of the application, the DRB made the following Findings of Fact and Conclusions of Law:

The Applicant's request for combined preliminary and final subdivision and change-of-use approval was reviewed by the DRB for conformance with applicable requirements including the following:

Town of Stowe Zoning Regulations (effective January 31, 2024)

- Section 2- Administration and Enforcement
- Section 3- General Regulations
- Section 4- Specific Use Standards
- Section 5- Zoning Districts

- Section 6- Uses, Dimensional Requirements and Density

Town of Stowe Subdivision Regulations (effective July 16, 2012)

- Section 2 – General Provisions
- Section 3- Administration and Enforcement
- Section 4- Submission Requirements
- Section 5- Planning and Design Standards

SUCCESSIVE APPLICATION DOCTRINE

1. The Applicant proposes to subdivide the subject ±6.4-acre parcel into three (3) lots. The property has been previously developed and contains a historic dwelling, associated barn, and five (5) pre-existing nonconforming lodging cottages. The historic dwelling, associated barn, and five (5) nonconforming lodging cottages are proposed to be located on Lot 1. Lots 2 and 3 are proposed to remain undeveloped at this time but are designed to accommodate future single-family dwellings. In conjunction with the subdivision, the Applicant proposes to convert the five (5) nonconforming lodging cottages to uses permitted within the RR2 District, specifically one (1) accessory dwelling unit (Cottages 1-3) and two (2) accessory storage buildings (Cottages 4 & 5).
2. In 2021, the Applicant submitted an application to subdivide the same ±6.4-acre parcel into two (2) lots. Proposed Lot 1 consisted of approximately ±4.0 acres and contained the historic dwelling, associated barn, and the five (5) pre-existing nonconforming lodging cottages. Proposed Lot 2 consisted of approximately ±2.4 acres and was intended to support the future development of a single-family dwelling. The application was reviewed by the DRB under Project #6596.
3. On January 6, 2022, the DRB issued its written decision for Project #6596, denying the proposed 2-Lot subdivision. The DRB concluded that the subdivision would alter the existing parcel in a manner inconsistent with the Zoning Regulations and would increase the degree of nonconforming density on the property. The application was denied because the Applicant failed to demonstrate compliance with the applicable density requirements and §3.2(2) of the Zoning Regulations, and the proposal did not receive the required four (4) affirmative votes from the DRB.
4. The Applicant now proposes to subdivide the existing ±6.4-acre property into three (3) lots: Lot 1 being ±2.04 acres, Lot 2 being ±2.35 acres, and Lot 3 being ±2.01 acres. Lot 1 will contain the existing historic single-family dwelling, associated barn and site improvements, and five (5) pre-existing nonconforming lodging cottages. The Applicant seeks approval to convert Cottages #1-3 from lodging use to an accessory dwelling unit and to convert Cottages #4 and #5 from lodging use to accessory storage buildings. Proposed Lots 2 & 3 are designed to support future residential development. The application now before the DRB has been assigned Project #7713.
5. Neighboring property owners contend that the application now before the DRB (Project #7713) should be barred as a successive application based upon the Applicant's prior subdivision proposal which was denied by the DRB (Project #6596).

Conclusion: Under Project #6596, the DRB previously determined that subdividing a parcel containing a nonconforming lodging use, thereby reducing the lot area associated with that use, would increase the degree of nonconformity. The DRB denied the application after concluding that the Applicant failed to demonstrate compliance with the applicable density requirements and §3.2(2) of the Zoning Regulations.

In response to that denial, the Applicant has substantially revised the project. In addition to subdividing the property, the Applicant now proposes to discontinue the existing nonconforming lodging use and convert the

property to permitted residential and accessory uses. Specifically, the historic dwelling will remain as a single-family dwelling, three (3) cottages will be converted to one (1) accessory dwelling unit, and Cottages 4 and 5 are proposed to be converted to accessory storage buildings. Upon completion of the proposed changes of use, Lot 1 will contain only uses permitted within the RR2 District, and the resulting residential density will comply with the applicable provisions of the Zoning Regulations.

The successive application doctrine is a common-law principle applicable to zoning proceedings. Generally, the DRB may not consider a subsequent application involving the same property after a prior application has been denied unless there has been a substantial change in conditions or other considerations materially affecting the merits of the proposal. The doctrine is intended to balance the competing interests of finality and flexibility. In determining whether the doctrine applies here, the DRB considered whether the current application adequately addresses the deficiencies that formed the basis for the prior denial. The DRB also considered whether any material changes in circumstances, including changes to the physical characteristics of the property, surrounding conditions, or applicable regulatory requirements, have occurred since the prior decision.

In reviewing the application now in front of the DRB, the DRB finds that the current application is materially different from the proposal denied under Project #6596. Most notably, the Applicant now proposes to eliminate the nonconforming lodging use that formed the basis for the DRB's prior concerns regarding density and nonconformity. The revised proposal replaces the lodging use with residential and accessory uses permitted within the RR2 District and results in a level of development consistent with the district's density requirements. Because the basis for the 2022 denial has been directly addressed through a substantial redesign of the project, the DRB concludes that the successive application doctrine does not bar consideration of the present application.

PROCEDURAL HISTORY & PREVIOUS SUBDIVISION NOTE

6. The subject ±6.4-acre parcel was created in 1988 under S-87-18 — the three (3) lot Arthur & Irene Segreto/Hadleigh House Subdivision. The approved subdivision created three (3) lots, including the subject ±6.4-acre parcel. The subdivision also established a ±2.01-acre lot along the northern property line and a second ±2.01-acre lot along the eastern property line.
7. The approved plat was approved by the Town of Stowe Planning Commission on October 5, 1987 and signed by the Chair on March 7, 1988.
8. The previously approved Arthur & Irene Segreto/Hadleigh House subdivision includes a notation on the recorded plat. This notation is located on approved Lot 1, the subject property, and states: *“Existing cottages not to be enlarged. When removed, only two dwelling units plus existing house and barn allowed on lot.”*
9. Neighboring property owners assert that this notation constitutes a clear and unambiguous restriction on further development of the lot and should be enforced as a binding permit condition. They further argue that the plat notation expressly prohibits expansion of the cottages and that the proposed project, which they characterize as an expansion, is therefore inconsistent with the notation and should be denied.
10. The Applicant does not dispute the existence of the plat notation but contends that it was intended to prevent an increase in nonconformity, specifically the enlargement of existing nonconforming uses. The Applicant maintains that the proposed reconfiguration of three (3) cottages into a single compliant accessory dwelling unit does not increase or expand the existing nonconformity.
11. The hearing record includes Planning Commission meeting minutes providing background and context for the plat notation. The minutes indicate that the notation was required to ensure compliance with density limitations, specifically to prevent exceedance of the permitted five (5) dwelling units on the 10-acre parcel.

12. Each lot created by the previously approved Arthur & Irene Segreto/ Hadleigh House subdivision now contains existing buildings and associated site improvements. Each lot either currently contains or is proposed to contain a single-family dwelling as its primary building. The Applicant seeks to convert the existing nonconforming density on Lot 1 into a density that complies with the applicable zoning district standards.

Conclusion: Based on the above findings, the DRB concludes that the 1987 Arthur & Irene Segreto/ Hadleigh House Subdivision plat notation is inapplicable to the proposed project. The plat includes a condition stating that “existing cottages not to be enlarged.” In this case, the Applicant is not proposing to enlarge the nonconforming cottages; rather, the proposal seeks to convert the existing cottages into an accessory dwelling unit. Thus, the Applicant is not proposing to enlarge the nonconforming cottages, and the plat notation is simply inapplicable. This interpretation is further supported by the 1987 Planning Commission meeting minutes, which indicate that the notation was intended to prevent exceedance of applicable density limitations. The Applicant’s proposal, which eliminates the nonconforming commercial lodging use and re-establishes the property as a residential use brings the property into compliance with current density standards. Because the Applicant is discontinuing the nonconforming commercial use of the cottages and reconfiguring the property to conforming residential and accessory uses, the project does not contemplate any expansion of the nonconforming use. Importantly, neither the recorded plat, nor the Planning Commission approval contains an express prohibition on future subdivision of the parcel.

DIMENSIONAL REQUIREMENTS

Zoning District.

13. The subject parcel is located within the Rural Residential 2 (RR2) zoning district. The property is not located within any zoning overlay district(s).

Lot Area, Lot Width.

14. The existing parcel contains ±6.40 acres. The minimum lot area in the RR2 District is two (2) acres; the minimum required lot width is two hundred (200') feet.
15. The Applicant proposes a 3-lot subdivision as follows: Lot 1 being ±2.04 acres and 351' feet wide, Lot 2 being ±2.35 acres and 200' feet 1" wide, and Lot 3 being ±2.01 acres and 246' feet wide. The proposed lots are designed to meet or exceed minimum lot area and lot width requirements.

Setbacks.

16. Setbacks within the RR2 District are as follows: front sixty (60') feet; side fifty (50') feet; rear fifty (50') feet. The Site Plan (Sheet C-1) labels the applicable RR2 District setbacks on each lot.
17. The existing ±6.4-acre parcel contains nonconforming structures that do not meet the required setbacks
18. Proposed Lot 1 contains an existing pool and pool house in the rear yard. These improvements are located on and/or near the proposed property line separating Lots 1 and 3. The Applicant has identified these improvements as “proposed to be removed”. Once removed, the required side setback on Lot 1 and side setback on Lot 3 will be met.
19. Cottages 1, 2, and 3 are located outside of the required setbacks. These existing buildings are proposed to be combined, reconfigured, and converted into a single accessory dwelling unit. The modified building(s) will continue to meet the required setbacks.

20. A portion of the existing dwelling and barn are located within the side yard setback on Lot 1. The Applicant proposes to remove this overhang in order to meet the side setback requirements. Once removed, the required side setback on proposed Lot 1 will be met.
21. Cottage 5 is located entirely within the side yard setback. Portions of Cottage #4 are located within the side yard setback. These cottages are pre-existing nonconforming buildings.
22. The existing access and driveway serving proposed Lot 1 is planned to be removed as part of this application.
23. Except for common driveways, §15.6 requires driveways to be setback a minimum of ten (10) feet from the property line. Lots 1–3 will be served by a proposed common driveway. The portion of the driveway which provides common access is not required to be setback.
24. Each lot is designed to include an individual driveway branching from the common driveway. The individual driveways serving Lots 1-3 are designed to meet the minimum ten (10) foot setback requirement.

Use.

25. Lot 1 contains a single-family dwelling and a pre-existing nonconforming lodging use consisting of five (5) detached lodging cottages. The pre-existing lodging use is not an allowed use in the RR2 District. The Applicant proposes to change the use of these cottages.
26. The use of cottages 4 & 5 is proposed to be changed from nonconforming lodging to a “non-residential accessory structures”, with the bedrooms and kitchens to be removed.
27. The use of Cottages 1, 2, and 3 is proposed to be changed from lodging to a single accessory dwelling unit. Accessory dwelling units are a permitted use in the RR2 District. The Applicant submitted proposed floor plans to demonstrate compliance with §4.1.
28. The existing single-family dwelling on Lot 1 is ±2,887 square feet. The proposed accessory dwelling unit consisting of reconfigured Cottages 1, 2, and 3, is proposed to be 1,443 square feet. Per §4.1 (2), the maximum habitable floor area of an accessory dwelling unit shall not exceed 50% of the square feet of habitable floor area for single-family dwellings over 1,800 square feet of habitable floor area. The project meets this standard.
29. Lots 2 & 3 are presently undeveloped but are designed to support future residential development. One (1) family and two (2) family dwellings are permitted uses in the RR2 District.

Density.

30. In the RR2 District, density is allowed at a rate of one (1) single-family or one (1) two-family dwelling per two (2) acres.
31. The existing ±6.4-acre parcel contains nonconforming density. Table 6.3 (Density Standards) of the Regulations establishes a standard of one (1) dwelling unit per two (2) acres for single-family, two-family, and multi-family uses in the RR2 District. Lodging use is not an allowed use in the district and therefore carries a density of zero (0) units per acre. The existing lodging use is a pre-existing nonconforming use in the RR2 District.
32. The Applicant proposes to convert the existing cottages to permitted uses that do not generate additional density impacts, thereby bringing the property into conformance with the applicable density standards.

33. Proposed Lots 1-3 are each designed to be greater than two (2) acres to support the future construction of a single-family or two-family dwelling.

Conclusion: Based on the above findings, the DRB concludes that the proposed subdivision, as conditioned, conforms to the applicable use and dimensional requirements. The Applicant proposes several actions to be completed in coordination with the subdivision to achieve compliance with use and dimensional requirements. Specifically, the Applicant proposes to change the use of Cottages 1-5 from nonconforming lodging to uses permitted in the RR2 District, including an accessory dwelling unit (Cottages 1-3) and accessory storage buildings (Cottages 4 & 5). In addition, the Applicant proposes to remove certain existing site improvements located within required setbacks. Provided these actions are completed prior to recording the subdivision plat, the project will comply with the applicable use and dimensional standards. The Applicant has requested that the DRB exercise flexibility in the timing of these requirements and consider a condition of approval allowing the existing pool and pool house to remain until such time as a zoning permit is issued for development on proposed Lot 2 or proposed Lot 3, rather than requiring their removal prior to recording the subdivision plat. Accordingly, as conditioned to require removal and completion of these improvements including the issuance of any required Certificate of Occupancy prior to recording the subdivision plat, the DRB concludes that the project, as conditioned, meets the applicable use and dimensional requirements.

SUBDIVISION REGULATIONS -SECTION 5.1 – GENERAL PLANNING STANDARDS:

Section 5.1(1) – Character of Land for Subdivision:

34. The existing property is generally flat and contains ±6.40 acres with frontage along VT-Route 100, a state highway, and Westview Heights Road, a privately owned and maintained roadway.
35. Proposed Lot 1 is developed and contains an existing single-family dwelling and five (5) nonconforming lodging Cottages. The Applicant proposes to combine and change the use of the cottages, to create an accessory dwelling unit (Cottages 1-3) and two (2) accessory storage buildings (Cottages 4 & 5).
36. Proposed Lots 2 and 3 are presently undeveloped and are characterized by mostly open fields.
37. The existing buildings are served by onsite septic and potable water systems. The site plan identifies the existing drilled well and septic system on Lot 1, and a proposed sewer easement and wastewater area on Lot 2, which will contain septic systems serving Lots 2 and 3.
38. Proposed drilled well locations for Lots 1, 2 and 3 are identified on the site plan.
39. The proposed lots sit amongst other similar sized residential lots along Pucker Street / VT Route 100 and the surrounding area.
40. The proposed lots will be accessed via a shared common driveway connecting to Pucker Street / VT Route 100, with each lot containing their own individual driveway.
41. The proposed lots can be developed and used for their intended residential purposes without resulting in undue adverse impacts to public health and safety, the natural environment, neighboring properties, or the rural and historic character of the community.

Conclusion: Based on the above findings, the DRB concludes the proposal conforms to §5.1(1), Character of Land for Subdivision.

Section 5.1(2) – Natural and Scenic Features:

42. There are no identified brooks, streams, water bodies, groundwater resources, wetlands, scenic meadowland, or important forest resources located on the property. Accordingly, the DRB limited its review under this section to potential impacts on prime agricultural soils, aesthetic resources, and scenic vistas.

43. The Applicant submitted a view analysis and clearing plan illustrating the anticipated aesthetic and scenic impacts of the proposed subdivision. The proposed building zones are set back away from Vermont Route 100.
44. In addition to existing trees and vegetation proposed to remain, additional proposed plantings consist of evergreen trees (planted at a height of eight (8') feet to ten (10') feet tall) to provide additional screening from Route 100 and neighboring properties, without blocking views of Mount Mansfield from the neighboring, and uphill properties to the east.
45. Existing vegetation to be retained, together with the proposed landscaping, will provide filtered screening that minimizes visual impacts from Route 100 and from neighboring residential properties.
46. The parcel contains mapped "statewide agricultural soils." There are no other farmland resources on the property, as the property has historically been used for commercial purposes. These soils have a low productivity value. The proposed subdivision will not have an undue adverse impact on prime agricultural soils.
47. The proposed lots will not have undue adverse effects on aesthetic resources, and scenic vistas, including views onto and from the subject property.

Conclusion: Based on the above findings, the DRB concludes the proposal conforms to §5.1(2), Natural and Scenic Features.

Section 5.1(3) – Protection of Significant Wildlife Habitat and Natural Communities:

48. Significant Wildlife Habitat are defined as areas that have been identified and mapped as significant wildlife habitat and natural communities by the Vermont Fish and Wildlife Department including rare, threatened and endangered species & significant communities and deer wintering areas.
49. The proposed subdivision does not contain any significant natural, or mapped rare, threatened, or endangered communities. There are no mapped deer wintering areas or habitat blocks on the subject property.

Conclusion: Based on the above findings, the DRB concludes the proposal will not impact any identified Significant Wildlife Habitat and Natural Communities.

Section 5.1(4) – Historic Resources and Community Character:

50. The subject property is within a rural area, as defined under the Subdivision Regulations. Rural landscapes are characterized by open fields, forested mountains and hillsides. The Regulations require building zones be delineated so as to mitigate the visual impact of new development on views from existing roadways, adjacent properties, and offsite vantage points.
51. The subject property does not contain any identified historic sites. There is no evidence in the hearing record indicating that the proposed project will adversely impact any nearby historic resource(s).
52. Proposed Lots 2 & 3 are undeveloped and can be characterized as open fields. Each is designed to support future residential development and related site improvements.
53. Lot 2 consists of an open field with frontage on Route 100. Nine (9) evergreen trees are proposed along the northern boundary of Lot 2 to provide visual screening from the adjacent property. The building zone on Lot 2 is setback away from Route 100. The existing Maple trees to remain and proposed evergreen trees to be planted will provide filtered screening of the building zone on Lot 2 from Route 100. Existing vegetation and proposed landscaping along the eastern portion of Lot 2 will provide filtered screening from the adjacent residential property.

54. Lot 3 is located to the rear of proposed Lot 1. Lot 1 contains existing buildings, mature vegetation, and related site improvements. Given the lot placement and configuration, future development on Lot 3 will have limited visual impact from Route 100. The proposed building zone on Lot 3 is situated toward the rear of the lot, approximately three hundred (300) feet or more from the roadway. This setback, combined with existing vegetation to be retained and additional proposed plantings, will help preserve the rural character of the area from the roadway.
55. The character of the surrounding area is defined by residential uses, increased setback from roadways, and lot configuration and patterns. Retention of the open space area on Lot 2 will help preserve the rural character of the property and the surrounding area. Existing vegetation and proposed landscaping along the eastern portion of Lot 3 will provide filtered screening from the adjacent residential property.
56. The proposed subdivision will not adversely impact historic sites or the character of the town.

Conclusion: Based on the above findings, the DRB concludes the proposal is in conformance with §5.1(4), Historic Resources and Community Character.

Section 5.1(5) – Reserved Strips:

57. The proposed lots gain access via a common driveway and a twenty-five foot (25) right-of-way connecting to Route 100. No reserved strips are proposed.

Conclusion: Based on the above finding, the DRB concludes the proposed subdivision does not include any reserved strips and complies with §5.1(5).

Section 5.1(6) – Screening and Landscaping:

58. The proposed lots will be partially screened from neighboring lots to the east by an existing tree line, and from the north, south, and west by newly planted evergreen and red maple trees as shown on the provided site plan.
59. Lot 1 contains existing mature trees and plantings, as identified on the site plan. Except where noted, existing landscaping and screening is proposed to remain on Lot 1. Trees to be removed, planted, or protected on Lot 1 are as follows: two (2) pine trees and five (5) apple trees along the southern property line to remain; five (5) apple trees, and two (2) stands of pine trees along Route 100 to remain; a stand of hardwoods to remain, central to the parcel and due west of the proposed accessory dwelling unit; and one (1) existing pine tree along the border with proposed Lot 3 to be removed.
60. Lot 2 contains frontage on Route 100, three (3) Maple trees exist along this frontage and are proposed to remain. Trees to be removed, planted, or protected on Lot 2 are as follows: three (3) Maple trees along route 100 are to remain, along the western property line; two (2) Evergreen trees (8'-10') tall are proposed to be planted along the western property line; nine (9) Evergreen trees (8'-10') tall are proposed to be planted along the northern property line; three (3) stands of existing pine trees central to proposed Lot 2 are to be removed; two (2) red maples (3" DBH) are proposed to be planted on the southern property line shared with Lot 1, to either side of the proposed driveway accessing Lot 1; and three (3) Evergreen trees (8'-10') tall are proposed to be planted along the eastern property line downhill of an existing tree line, which will remain. In addition to the proposed plantings, along the eastern property line, the existing stand of evergreen and hardwood trees are proposed to remain.
61. Lot 3 is positioned behind Lot 1 which contains existing buildings and related site improvements. Trees to be removed, planted, or protected on Lot 3 are as follows: five (5) red maples (3" DBH) are proposed to be planted along the southern property line; four (4) Evergreen trees (8'-10' tall) are proposed to be planted along the eastern property line; four (4) apple trees central to the lot are proposed to be removed; two (2) existing stands

of hardwood and evergreen trees along the eastern property line and which contribute to the existing tree line, are to remain.

62. No trees are proposed to be removed along the eastern property line. An existing stand of hardwood and evergreen exists along this property line.
63. Along the northern property boundary, the Applicant proposes to retain existing vegetation and supplement it with two (2) rows of four (4) evergreen trees, each planted at an initial height of approximately eight (8) to ten (10) feet. Together, the retained and proposed vegetation will provide filtered screening between the proposed lot, the roadway, and adjacent properties.
64. The site plan identifies proposed evergreen tree plantings; however, the specific species are not identified. The Applicant testified that the proposed evergreen trees would consist of pine, spruce, or cedar species and would be planted at an initial height of approximately eight (8) to ten (10) feet. The Applicant further testified that, because the eastern white pines proposed for removal are susceptible to storm damage, replacement plantings will not include eastern white pine.

Conclusion: Based on the above findings, the DRB concludes the proposal conforms to applicable requirements of §5.1(6), Screening and Landscaping.

Section 5.1(7) – Pedestrian Access:

65. The project is in a rural area of town where pedestrian improvements are limited. There are no pedestrian improvements proposed under this application.

Conclusion: Based on the above finding, the DRB concludes no pedestrian improvements are proposed or required to serve the proposed subdivision, and the project complies with § 5.1(7)

Section 5.1(8) – Traffic:

66. The Applicant provided a copy of their §1111 permit from the Vermont Agency of Transportation. This permit allows for the construction of a new shared driveway to serve the proposed lots and removal of the existing driveway entrance on Lot 1.
67. The three (3) proposed lots will be served by a new shared driveway. The existing driveway serving Lot 1 will be removed. The existing driveway entrance will be dug up and filled in with soil to facilitate the growth of a grass buffer. The §1111 permit requires this work to be completed by December 1, 2026.
68. The existing lodging facility includes traffic generation equal to six (6) “rooms” at 0.76 trips per room during peak hour which equals 4.56 peak hour trips.
69. The proposed three (3) residential lots would generate six (6) units at 0.95 peak hour trips per unit, which equals 5.7 peak hour trips. As proposed, the subdivision will result in a total increase of 1.14 peak hour vehicle trips.

Conclusion: Based on the above findings, the DRB concludes the proposal will not create unreasonable traffic congestion or cause unsafe conditions regarding use of existing roadways.

Section 5.1(9) – Municipal Facilities:

70. Comments from Stowe Electric Department confirmed underground utilities can be installed underground to serve the proposed lots. The existing pole from Route 100 will serve through the shared driveway to a transformer to serve future dwellings on Lot 2 and 3.
71. The proposed subdivision will use on-site water supply and wastewater disposal and therefore will not be connected to municipal water and wastewater services.

Conclusion: Based on the above findings, the DRB concludes the proposal will not create an undue burden on municipal facilities or create an unreasonable demand for municipal services.

Section 5.1(10) – Lot Configuration:

72. The proposed subdivision creates three (3) lots out of an existing rectangular, regular shaped lot. The proposed lots are rectangular and are regular shaped. The proposed subdivision will not result in narrow strips of land.

Conclusion: Based on the above finding, the DRB concludes the proposed lot configuration is of regular shape and conforms with Section 5.1(10).

Section 5.1(11) – Building Zone:

73. The Site Plan (Sheet C-1) identifies the required setbacks for each lot. Lot 1 contains the existing dwelling, cottages, and related improvements. Lot 1 does not have an identified building zone since the lot is already developed.

74. The proposed building zone on Lot 3 complies with the required minimum setbacks.

75. The proposed building zone on Lot 2 is restricted by the shared driveway, and the proposed sewer easement serving Lots 2 and 3. Therefore, the building zone for Lot 2 is noticeably smaller.

Conclusion: Based on the above findings, the DRB concludes the proposed subdivision provides adequate building sites for the proposed subdivision.

Section 5.1(12) – Fire Protection Facilities:

76. The existing driveway entrance serving Lot 1 will be abandoned and removed after the shared driveway is constructed. The shared driveway will serve Lots 1, 2, and 3. The §1111 permit requires this work be completed by December 1, 2026.

77. The proposed shared driveway connects to Route 100. The shared driveway will be twelve (12') wide and located within a twenty-five (25') wide right-of-way through proposed Lot 2. The shared portion of driveway will measure 300' in length and will have an average grade of 5%. Individual driveways serving Lots 1, 2, and 3 spur off this common drive.

78. There will be a straight and level twenty (20) foot approach on the shared driveway before it meets Route 100.

79. All individual driveways have turnarounds of reasonable size at each house site. The driveway turnaround areas are approximately 20' wide and 24' – 40' deep.

80. The individual driveway serving Lot 1 is twelve (12') feet in width and is estimated to be approximately 150 feet in length. This proposed driveway has a 3% average grade and will serve the existing parking area and driveway loop on Lot 1 and will access the parcel from the north rather than from the west.

81. The individual driveway serving Lot 2 is twelve (12') feet in width, has an average grade of 5%, and is estimated to be approximately 120 feet in length.

82. The individual driveway serving Lot 3 is twelve (12') feet in width, has an average grade of 5%, and is estimated to be approximately 200 feet in length.

Conclusion: Based on the above findings, the DRB concludes the proposed subdivision conforms to §5.1(12).

Section 5.1(13) – Disclosure of Subsequent Development Plans:

83. There are no plans for future development of the parcel beyond the three (3) proposed lots. The Applicant has not submitted a proposal only involving a portion of the parcel, this standard does not apply.

Conclusion: Based on the above finding, the DRB concludes §5.1(13) does not apply.

Section 5.1(14) – Private Enforcement Mechanisms:

84. Lot 1 has its own private wastewater system and drilled well. Lots 2 and 3 will share a proposed wastewater area on Lot 2, and each lot will have their own drilled wells.

85. Each lot will gain access via a twenty-five (25') foot wide easement and twelve (12') foot wide shared driveway through Lot 2. The Applicant provided a draft shared driveway agreement.

Conclusion: Based on the above findings, the DRB concludes the proposed subdivision conforms to §5.1(14).

Section 5.3 – Open Space and Cluster Development:

86. The subject ±6.4-acre parcel was created in 1988 under S-87-18 — the three (3) lot Arthur & Irene Segreto/Hadleigh House Subdivision. This approved subdivision created three (3) lots; one (1) being the subject±6.4-acre parcel. The approved plat was approved by the Stowe Planning Commission on October 5, 1987 and signed by the Chair on March 7, 1988. Each lot of the previously approved Segreto subdivision contain existing buildings and related site improvements.

87. The proposed three (3) lot subdivision presents an additional two (2) lots for future residential development. Therefore, the original parcel will have been subdivided into a total of five (5) lots which triggers the DRB's review of whether to require designated open space. The objectives in §5.3(a)-(g) guide the design and location of open space.

88. The Applicant has not identified designated open space and contends that a formal designation of open space is not necessary, as open space is provided through required setbacks and restrictive building zones, which are consistent with the rural residential character of the RR2 District.

Conclusion: Section 5.3 grants the DRB authority and discretion to require designated open space when a subdivision creates additional lots from a previously approved subdivision and the combined total of newly proposed and previously approved lots exceeds four (4). The subject property is one (1) lot within a previously approved three-lot subdivision. The current application proposes two (2) additional lots, resulting in a total of five (5) existing and proposed lots.

Based on the foregoing findings, the DRB concludes that the proposed subdivision meets the threshold established in §5.3 and that the DRB therefore has discretion to determine whether designated open space should be required. The Applicant has not voluntarily proposed designated open space as part of the subdivision design. Accordingly, the DRB evaluated the objectives set forth in §§5.3(a)-(g), which guide the design and location of designated open space.

Of the listed objectives, §5.3(a), which encourages the preservation of green areas, including those along roadways, is most applicable to the subject property. In light of concerns raised by interested persons and the importance of preserving the visual character of the site, the DRB exercises its discretion to require designated open space within the open field area of proposed Lot 2. Although future principal buildings will be required to be located within the approved building zone, accessory structures could otherwise be constructed outside of that area, potentially diminishing the rural character of the open field and increasing visual impacts from the roadway and neighboring properties. Therefore, as a condition of approval, the DRB requires that the identified open field area on proposed Lot 2 be designated as open space and clearly labeled as such on the final subdivision plat prior to recording.

Section 5.4 – Road Standards and Coordination with Public Highways:

89. Lots 1, 2, and 3 will utilize a shared driveway entrance off Pucker Street / Route 100. A twenty-five (25') foot right-of-way through Lot 2 will provide access to Lots 1 and 3.

90. A §1111 permit from the Vermont Agency of Transportation was issued on October 9, 2025 for a shared driveway to serve the proposed lots and to remove the existing driveway entrance on Lot 1.
91. A Town of Stowe zoning permit is required prior to the installation of any driveways and parking areas.
92. The DRB incorporates by reference into this section's findings its findings under § 5.1(12) – Fire Protection Facilities, above, as if more fully stated herein.

Conclusion: Based on the above findings, the DRB concludes the proposed subdivision conforms to applicable requirements of Section 5.4 – Road Standards and Coordination with Public Highways.

Section 5.5 – Utilities and Stormwater Management:

93. State and local stormwater permitting requirements are not triggered by the proposed subdivision because the project will create less than one-half (½) acre of new impervious surface. The Applicant submitted calculations demonstrating that future development of Lots 2 and 3 is expected to result in approximately ±0.38 acres of new impervious area and approximately ±0.98 acres of land disturbance.
94. Stormwater runoff from proposed impervious surfaces, including future dwellings and driveways, is expected to disperse as sheet flow across gently sloping vegetated areas where it can infiltrate into the ground, providing both water quality treatment and stormwater detention. Any runoff exceeding the infiltration capacity of the site is expected to follow existing drainage patterns toward the existing swales and ditches located along the eastern side of Route 100.
95. The project will result in more than one-half (½) acre of land disturbance. Accordingly, the site plans include proposed erosion prevention and sediment control measures, construction details, and stormwater construction notes. The plans also require the site contractor to comply with the Vermont Handbook for Low-Risk Site Erosion Prevention and Sediment Control.
96. Stowe Electric Department confirmed that underground utility service can be extended to the proposed lots. The plans indicate that service will be extended from the existing utility pole along Route 100 through the shared driveway to a transformer, which will provide service to future dwellings on Lots 2 and 3.
97. The site plans include Stormwater Construction Notes directing contractors to minimize the extent and duration of exposed soil and to implement other erosion prevention and sediment control practices during construction. Sheet C-2 contains additional construction details and erosion control measures that are intended to be installed prior to and maintained throughout site construction.

Conclusion: Based on the above findings, the DRB concludes the proposed subdivision will have adequate provisions for stormwater and required utilities.

DECISION

Based upon the above findings and conclusions, the DRB hereby approves the Applicant's request for combined change of use and preliminary and final subdivision review (Project #7713) as described in the application dated September 24, 2025 and associated supporting materials subject the following conditions of approval:

1. The project shall be completed, operated, and maintained in accordance with (a) the conditions of this approval and (b) the permit application, plans, and exhibits on file in the Town of Stowe Zoning Office and other material representations. Any change to the plans or the proposed use of the property shall be brought to the Zoning Administrator's attention, prior to its enactment, for a determination if an amendment is required. The Zoning Administrator is granted the authority to review and administratively approve non-material modifications to the approved plans upon finding that the proposed change or alteration would not have affected the decision made or any conditions included in the plans as approved.

The approved plans, amended herein, include:

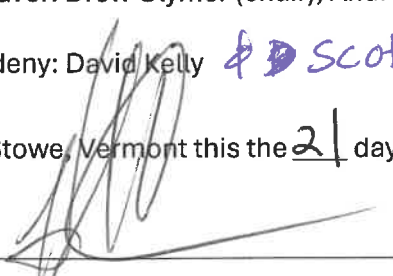
- a. Development Application, dated 9/24/25
 - b. Narrative, prepared by Mumley Engineering, revised 3/6/26
 - c. Preliminary Subdivision Survey, prepared by Grenier Engineering, dated 11/2025
 - d. Shared Right of Way and Driveway Maintenance Agreement
 - e. State of Vermont Highway Access and Work Permit, dated 10/9/25
 - f. Floor Plan, A1.0, prepared by Dec Design Build, revised 1/30/26
 - g. Elevations, A2.0, prepared by Dec Design Build, revised 1/30/26
 - h. Elevations, A2.1, prepared by Dec Design Build, revised 1/30/26
 - i. Exterior Lighting Plan, E 7.0, prepared by Dec Design Build, dated 2/15/26
 - j. Floor Plan, A1.0, prepared by Dec Design Build, revised 3/06/26
 - k. Repurposed Cottages, A1.1, prepared by Dec Design Build, revised 5/15/26
 - l. Site Plan C-1, prepared by Mumley Engineering, Inc., revised 6/05/26
 - m. Details, C-2, prepared by Mumley Engineering, Inc., dated 9/24/25
 - n. Exterior Lighting Plan, E 7.0, prepared by Dec Design Build, revised 5/15/26
2. All conditions of prior approvals, except as amended herein, remain in full force and effect.
 3. No subdivision of land shall be made, and no land in any subdivision shall be sold or offered for sale, and no street or utility construction shall be started until a subdivision plat, prepared in accordance with the requirements of the Regulations, has been approved as per the Regulations, and has been recorded in the office of the Stowe Town Clerk.
 4. With this approval, the Zoning Administrator shall issue a zoning permit for the change of use of Cottages 1, 2, 3 from lodging to accessory dwelling unit and Cottages 4 & 5 from lodging to accessory storage buildings. The bedroom, kitchen, bathroom, and associated plumbing must be entirely removed from Cottages 4 & 5. Upon completion of the project, the Applicant must obtain a Certificate of Occupancy from the Zoning Administrator. The Applicant must complete these actions prior to recording the approved subdivision plat.
 5. Pursuant to 24 V.S.A. § 4463, the approved subdivision survey plat shall be submitted for recording in the land records of the Town of Stowe within 180 days of the date of this approval, or the approval shall expire. The final survey plat as recorded shall be prepared in accordance with §4.3 of the Subdivision Regulations and shall include the following notation:
 - a. *This plat is subject to the terms and conditions of subdivision approval by the Stowe DRB per the Subdivision Regulations of the Town of Stowe. The terms and conditions of the approval and related information are on file in the Stowe Zoning Office.*
 - b. *The lands designated as open space on this plat shall remain in open space. The open space shall run with the land and shall apply to future conveyances of all or parts of the herein open space, unless otherwise specifically approved by the DRB.*
 6. The Applicant shall file the final survey plat, amended herein, signed by the Chair or other authorized representative of the DRB, with the Stowe Town Clerk in accordance with the requirements of 27 V.S.A. Chapter 17 and §4.3 of the Subdivision Regulations. No land development associated with this subdivision shall commence until such time as the survey plat has been duly signed and filed in the Land Records. Two paper copies of said plat shall be filed with the Zoning Administrator.
 7. The recorded subdivision survey plat shall clearly identify the approved building zone on Lots 2 & 3.
 8. Prior to recording the approved subdivision plat, the Applicant must complete the following:
 - a. The Applicant must apply for and obtain a zoning permit for the removal of the pool and pool house. Upon completion of the project, the Applicant must obtain a Certificate of Occupancy from the Zoning Administrator.
 - b. The Applicant must apply for and obtain a zoning permit for the removal of the shed overhang on the north side of the existing barn on proposed Lot 1. Upon completion of the project, the Applicant must obtain a Certificate of Occupancy from the Zoning Administrator.
 9. The area on Lot 2 north of the common driveway and west of the sewer easement shall be designated open space and identified as such on the recorded subdivision plat. The designated open space shall be

- maintained in its natural and undeveloped condition, and shall be designated as such on the recorded subdivision plat. Except for unpaved recreation trails, no land development shall occur within the designated open space areas unless specifically authorized by a subdivision amendment approved by the DRB.
10. Cottages 4 & 5 are approved to be storage buildings, accessory to the single-family dwelling located on Lot 1. The cottages must be used solely for residential storage purposes only and must not be used as a dwelling or lodging unit.
 11. Prior to the issuance of any zoning permit(s) for future development on proposed Lots 2 or 3, the Applicant shall complete the following:
 - a. Remove the existing access entrance on Lot 1 and construct the common driveway to serve Lots 1-3. The existing driveway access must be dug up and filled in with soil to facilitate the growth of grass and removal of defined entrance.
 - b. Submit to the Zoning Administrator an executed Shared Maintenance Agreement for the shared portion of the common roadway. A copy of the recorded agreement shall be provided to the Zoning Administrator and kept on file in the Planning and Zoning Office.
 - c. Proposed landscaping on Lots 2 and 3 shall be installed prior to the issuance of any zoning permit for development on either Lot 2 or Lot 3. The proposed evergreen plantings shown on the approved plans shall consist of a mix of pine, spruce, or cedar species and shall be installed at an initial height of eight (8) to ten (10) feet.
 12. Clearing and removal of trees shall be restricted to the areas shown on the approved plan(s). Existing trees and vegetation shown to remain, shall be retained and maintained per the approved plan. Any dead or dying plantings or trees shall be replaced within one (1) year of loss.
 13. The common driveway and the individual driveway serving Lot 1 shall be constructed in accordance with the approved plans. The individual driveways serving Lots 2 and 3 shall be completed as shown on the approved plans to their respective connections at the building zones. Future development on Lots 2 and 3 shall provide for emergency vehicle access and turnaround within the building zone in compliance with Stowe Fire Department standards.
 14. Monuments shall be placed on all subdivided parcels in conformance with the Rules of the Board of Land Surveyors.
 15. The electrical and other utilities to serve Lots 2 & 3 shall be installed below ground, unless otherwise approved by the DRB.
 16. Site construction and development of Lots 2 & 3 shall adhere to the standards outlined in §3.12(2)(A-F) including:
 - a. The amount of soil exposed at any one time must be kept to a minimum.
 - b. Areas of exposed soil that are not being actively worked, including soil that has been stockpiled, must be stabilized.
 - c. Stormwater shall be controlled during construction to minimize soil erosion and transport of sediment to surface waters.
 - d. Soil disturbance shall not be allowed between the period of October 15 to April 15 unless adequate erosion control measures are provided as outlined in Section 3.12(2)(A-C) taking into consideration winter and spring conditions.
 - e. An adequate stormwater drainage system must be continuously maintained to ensure that existing drainage patterns are not altered in a manner to cause an undue adverse impact on neighboring properties, town highways or surface waters.
 24. Prior to Certificate of Occupancy (CO) on Lot 2 or 3, the Applicant must complete and submit the following:
 - a. A registered engineer shall certify that the common driveway and individual driveway serving the lot was constructed in accordance with the approved plans.
 25. These conditions of approval shall run with the land and are binding upon and enforceable against the Applicant and his successors. By acceptance of this approval, the Applicant and his or her successors agree to allow authorized representatives of the Town of Stowe to access the property subject to this approval, at reasonable times, for purposes of ascertaining compliance with the conditions of approval.

Voting in favor: Drew Clymer (chair), Andrew Volansky, Mary Black, Patricia Gabel, Chip Dillon.

Voting to deny: David Kelly & Scot Barav

Dated at Stowe, Vermont this the 21 day of July 2026


Drew Clymer, DRB Chair

NOTICES:

1. In accordance with 24 V.S.A. § 4449(e), applicants are hereby notified that state permits also may be required prior to land subdivision or construction. The applicant should contact the DEC Permit Specialist for District #5 (802-505-5367) to determine whether state permits are required.
2. The applicant or another interested person may request reconsideration of this decision by the Development Review Board, including associated findings and conditions, within 30 days of the date of this decision by filing a request for reconsideration that specifies the basis for the request with the Secretary of the Development Review Board. Pursuant to 24 V.S.A. § 4470, the board may reject the request within 10 days of the date of filing if it determines that the issues raised have already been decided or involve substantially or materially the same facts by or on behalf of the appellant.
3. This decision may also be appealed to the Environmental Division of the Vermont Superior Court by the applicant or another interested person who participated in the proceeding before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Division Court Proceedings.
4. In accordance with 24 V.S.A. § 4455, on petition by the municipality and after notice and opportunity for hearing, the Environmental Division may revoke a permit based on a determination that the permittee violated the terms of the permit or obtained the permit based on misrepresentation of material fact.

