



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

You recently received approval for the subdivision listed below from the Development Review Board. Attached is a copy of the DRB decision for your records. All final subdivisions must be signed by the DRB Chair and recorded within 180 days from approval. Please note any conditions of approval that must be met before the plan can be recorded. You are also required to obtain separate zoning approvals and/or permits for any new construction on the newly created lots. A fee of \$25/page is required for recording.

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

APPLICATION INFORMATION

Project Number	7716		
Application Date	9/29/2025		
Physical Location	0 NEEDLE LEAF LN		
Map ID	10-040.050	Tax ID	23020
Project Description	2-LOT SUBDIVISION		
Owner	WILLOW CREEK LLC		
Applicant	WILLOW CREEK LLC		
Applicant Address	725 N MAIN ST GLASSBORO NJ 08028		

APPROVALS ON RECORD

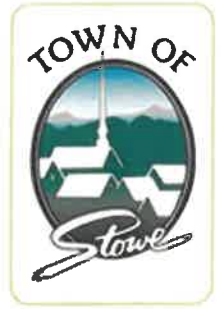
Action Taken	Date	End of Appeal Period	Expiration Date	
DRB DECISION	3/17/2026	4/16/2026	9/13/2026	SEE DRB CONDITIONS

Sarah McShane

Dept. of Planning and Zoning

**TOWN OF STOWE
DEVELOPMENT REVIEW BOARD**

Findings of Fact & Conclusions of Law



PROJECT # 7716

SUBJECT PROPERTY 0 Needle Leaf Lane, Stowe, VT (Tax Map #10-40.050)

PROPERTY OWNER/APPLICANT

Willow Creek LLC
725 N Main Street Suite C
Glassboro, NJ 08028

APPLICATION

The Property Owner/Applicant, Willow Creek LLC (herein referred to as the “Applicant”), requests combined preliminary and final subdivision review to subdivide an existing parcel into two (2) residential lots. As proposed, the existing ±10.04 -acre property will be subdivided into two (2) lots: Lot 1 being ±5.02 acres and Lot 2 being ±5.02 acres. The subject parcel is within the Rural Residential 5 (RR5) zoning district and both lots are proposed to gain access off Needle Leaf Lane, an existing fifty (50’) foot wide private right of way. The application has been reviewed by the Development Review Board (DRB) under the applicable standards of the Town of Stowe Subdivision Regulations (effective July 16, 2012) and the Town of Stowe Zoning Regulations (effective January 31, 2024). The DRB’s procedural history and relevant findings are attached.

REVIEW PROCESS

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

A Town of Stowe development application was received on September 29, 2025. The application was initially deemed incomplete, requiring a revised site plan showing lot width, a revised narrative including impervious surface calculations, a grading plan, and existing and proposed driveway profiles. Upon receipt of the additional materials, the application was then accepted as administratively complete by Zoning Administrator Sarah McShane on October 28, 2025 and referred to the DRB for a public hearing. A public hearing of the DRB was scheduled for December 2, 2025 and 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 November 13, 2025. The hearing was held at the Stowe Town Office, with remote participation available via Zoom. No *ex parte* communications or conflicts of interests were reported. Members participating in the December 2nd review included: Drew Clymer, David Kelly, Tom Hand, Mary Black, Peter Roberts, Patricia Gabel, and Andrew Volansky. The DRB did not have sufficient information to render a decision, so on a motion by Mary Black, and seconded by Tom Hand, the hearing was continued to a date certain of January 20, 2026.

The continued January 20th hearing was held at the Stowe Town Office, with remote participation available via Zoom. No *ex parte* communications or conflicts of interests were reported. Members participating in the January 20th review included: Drew Clymer, David Kelly, Mary Black, Peter Roberts, Andrew Volansky, Tom Hand, and Patricia Gabel. The DRB did not have sufficient information to render a decision, so on a motion by David Kelly, and seconded by Mary Black, the hearing was continued to a date certain of February 17, 2026.

The February 17th continued hearing was held at the Stowe Town Office, with remote participation available via Zoom. No *ex parte* communications or conflicts of interest were reported. Members participating in the February 17th review included: Drew Clymer, David Kelly, Tom Hand, Mary Black, Peter Roberts, Patricia Gabel, and Andrew Volansky. The DRB adjourned the hearing that evening, following the submission of testimony and evidence, 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, and may be afforded status as interested persons with rights to appeal:

1. Tyler Mumley, Mumley Engineering LLC., PO Box 68, Morrisville, VT 05661
2. Nafisa Eachus, Willow Creek LLC, 725 N Main Street Suite C, Glassboro, NJ 08028
3. Brian Eachus, Willow Creek LL, 725 N Main Street Suite C, Glassboro, NJ 08028
4. Todd Finard, 105 Lower Moulton Ln, Stowe, VT 05672
5. Grant Challenger, 158 Needle Leaf Ln, Stowe, VT 05672

THE RECORD

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

1. Development Application, dated 9/26/25
2. Narrative, prepared by Mumley Engineering, dated 9/26/25
3. Willow Creek LLC, Needle Leaf Lane Site Plan, C-1, prepared by Mumley Engineering, dated 11/24/25
4. Willow Creek Preliminary Subdivision Plat, prepared by Grenier Engineering, dated 11/24/25
5. Needle Leaf Lane View Analysis, dated 11/24/25
6. Draft, Shared Maintenance Agreement, no date

The following revised materials were submitted in support of the application and entered into the hearing record as part of the January 20th review:

7. Willow Creek LLC, Needle Leaf Lane C-1 Site Plan, prepared by Mumley Engineering, last revised 12/11/25
8. 1977 deed from Barnett to Coughlan, submitted 12/18/25

The following revised materials were submitted in support of the application and entered into the hearing record before the February 17th review:

9. Willow Creek LLC, Needle Leaf Lane C-1 Site Plan, prepared by Mumley Engineering, last revised 2/11/26

FINDINGS OF FACT & CONCLUSIONS OF LAW

During its review of the application, the DRB made the following Findings of Fact & Conclusion of Law

The Applicant's request for combined preliminary & final subdivision 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 through July 16, 2012)

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

DIMENSIONAL REQUIREMENTS

1. **Zoning District.** The subject parcel is located within the Rural Residential 5 (RR5) zoning district.
2. **Lot Area, Lot Width.** The minimum lot area in the RR5 District is five (5) acres; the minimum required lot width is three hundred (300) feet.
3. The existing ±10.04-acre parcel is considered a lawfully nonconforming lot created in 1977, pre-dating the removal of the 10-acre subdivision exemption on July 1, 1994. At the time the lot was created, the Subdivision Regulations did not require subdivision approval if the land to be transferred exceeded ten (10) acres. The subject parcel exceeds ten (10) acres.
4. The existing lot is nonconforming because it does not meet the current lot width requirement, as defined under the Regulations.
5. The Applicant proposes a 2-lot subdivision as follows: Lot 1 being ±5.02 acres and ±160 feet in width and Lot 2 being ±5.02 acres and ±357 feet in width. As proposed, Lot 1 does not meet the minimum lot width, however this is considered a lawfully pre-existing condition, and the proposed subdivision will not increase the degree of nonconformity.
6. **Setbacks.** Setbacks within the RR5 District are as follows: front seventy (70') feet; side seventy-five (75') feet; rear seventy-five (75') feet. Conforming setback lines for both lots are depicted on the plan.
7. Per Section 3.4 E. *“When a lot has no frontage on a street, the front setback shall be the side of the lot where the right-of-way from a street meets the lot.”* Lot 2 as presented has two (2) front lot lines. The right-of-way enters the parcel on a corner, both lines are considered the front yard.
8. The revised site plan dated 2/11/2026 includes seventy (70') foot front setbacks for both front lot lines and has adjusted the building zone on Lot 2 to correspond with the updated setbacks.
9. **Use.** Both lots are presently undeveloped. Both lots are designed to support future residential development.
10. Lots 1 and 2 are intended to support future residential uses. One (1) family and two (2) family dwellings are permitted uses in the RR5 District.
11. **Density.** In the RR5 District, density is allowed at a rate of one (1) single-family or one (1) two-family dwelling per five (5) acres. The lot area is designed to support the proposed density.

Conclusion: Based upon the above findings, the DRB concludes that the subject lot is considered a pre-existing nonconforming lot because it does not meet the current lot width requirement. Proposed Lot 1 will maintain its current nonconforming lot width but otherwise meet all dimensional requirements. Proposed Lot 2 will comply with all applicable dimensional requirements for the RR5 District.

Section 5.1 – GENERAL PLANNING STANDARDS - SUBDIVISION REGULATIONS

Section 5.1(1) – Character of Land for Subdivision

12. Both lots are intended and designed to support future residential use(s).
13. As proposed, both lots are to be served by on-site wastewater disposal systems and wells.
14. The proposed lots sit amongst other similarly sized rural residential lots.
15. The Applicant testified that the subdivision will not create undue adverse impacts on public health and safety, or the environment, or neighboring properties. All future development is anticipated to be residential in nature.

Conclusion: Based on the above findings, the DRB concludes the land can be used for the intended purposes without undue adverse impact on public health or safety, or the environment, or neighboring properties or the rural and historic character of the community.

Section 5.1(2) – Natural and Scenic Features

16. The property contains statewide mapped agricultural soils. The Applicant testified that the slope of the subject parcel is close to fifteen (15%) percent grade, steep enough to where agricultural use is not practical or valuable even though statewide mapped agricultural soils are present. The other flat areas contain Class II wetland, or are otherwise insignificant in area to make agriculture practical.
17. Mapped Class II Wetlands are located in the north-west corner of the subject lot. The wetlands are located entirely within the proposed Lot 2.
18. Future residential development is designed in a manner that avoids infringement into the fifty (50') foot Class II Wetland and upper stream bank buffers, as shown in the provided site plan.
19. There are no other water bodies, ground water resources, scenic meadowland, important forest resources, aesthetic resources or scenic vistas that will be impacted by this project.
20. Apart from along the edge of the property line and the western corner, the property is largely open and already cleared of trees.
21. According to the ANR Natural Resources Atlas, the property is defined by slopes of five (5%) to fifteen (15%) percent.

Conclusion: Based on the above findings, the DRB concludes the subdivision is designed to prevent undue adverse impact on brooks, streams, water bodies, ground water resources and wetlands; prime agricultural soils, farmland resources and scenic meadowland; important forest resources; aesthetic resources and scenic vistas, including views onto and arising from subject property.

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

22. According to the ANR Natural Resources Atlas, the subject property does not contain any significant natural communities, natural communities, or deer wintering areas.
23. A Level 3/4 (out of 10) priority habitat block exists across the entire property. The Applicant testified that the project maintains a fifty (50') foot riparian buffer, which when connected to the applicable RR5 District setbacks for the rear lot lines, allows a sufficient wildlife corridor on the property which will not be cleared of trees or disturbed in any way.

Conclusion: Based on the above findings, the DRB concludes the project has been designed to not have an adverse impact on identified significant wildlife habitat areas.

Section 5.1(4) – Historic Resources and Community Character

24. The subject parcel is within a rural area, as defined under the Regulations.
25. The Applicant testified that the proposed subdivision will not adversely impact historic sites or the character of the Town.
26. The Applicant submitted a view analysis of the property. The existing clearing is screened by dense tree cover between the parcel and Stagecoach Road. The only additional clearing proposed is sited to not disturb this existing screen and will not impact the view of the parcel from public vantage points.

Conclusion: Based on the above findings, the DRB concludes the proposed subdivision is designed to minimize undue adverse impact on historic sites, viewsheds, and the character of the Town.

Section 5.1(5) – Reserved Strips

27. No reserved strips are proposed. Each lot will utilize direct shared access off Needleleaf Lane, a private road which connects to Tansy Hill Road, a town-maintained Class 3 Highway.

Conclusion: Based on the above findings, the DRB concludes the project does not contain any privately-owned reserved strips, and this standard is not applicable.

Section 5.1(6) – Screening and Landscaping

28. Lots 1 and 2 are currently undeveloped but are anticipated to be developed for residential use in the future.
29. The property is largely open and cleared of trees. The Applicant proposes to establish clearing limits, partially along the existing tree line, as shown in the site plan. The other clearing limits serve to screen the existing driveway, wastewater treatment areas, and future potential house sites.
30. The Applicant provided a revised site plan to highlight both the currently approved clearing limits and the proposed amended clearing limits for the property.
31. The land proposed to comprise Lot 1 is currently 42.6% cleared, and is proposed to be cleared up to an additional 16.5%, or roughly ± 0.8 acres.
32. The land proposed to comprise Lot 2 is currently 49.3% cleared, and is proposed to be cleared up to an additional 19.6%, or roughly one (± 1) acre.

Conclusion: Based on the above findings, the DRB concludes the project provides adequate screening of the building zones and future proposed areas of disturbance.

Section 5.1(7) – Pedestrian Access

33. The project is in a rural area of town where pedestrian improvements are limited. No pedestrian improvements are proposed under this application.

Conclusion: Based on the above finding, the DRB concludes that no pedestrian improvements are needed given the low density and rural nature of the project.

Section 5.1(8) – Traffic

34. The addition of the two residential lots will have minimal traffic impact on adjacent roads.
35. The creation of a second lot will create one (1) additional trip per peak hour, for a total of two (2) trips per peak hour from this proposed subdivision. The Applicant testified that if each lot contains an accessory dwelling unit, this will increase the peak hour trips to a total of four (4) trips between both lots.

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

36. Staff requested comments on the proposal from respective Town departments including the Department of Public Works, Fire Department, Stowe Electric, Police Department, EMS, and Parks and Recreation.
37. Each lot will have individual on-site water supply and wastewater disposal systems, though the state wastewater permits have not yet been obtained.
38. The preliminary designs for the proposed wastewater systems are designed for six (6) bedrooms per lot. No residential development is currently being reviewed, but this would allow enough capacity for the future construction of one (1) single-family dwelling and one (1) detached accessory dwelling unit on each lot.
39. No Municipal Department review forms were returned or entered into the hearing record.

Conclusion: Based on the above findings, the DRB concludes that the proposed lots and future development will not create an undue burden on municipal facilities or create an unreasonable demand for municipal services.

Section 5.1(10) – Lot Configuration

40. Lots 1 & 2 are proposed to be subdivided by a single shared property line to create two (2) separate residential lots. The proposed boundary line generally runs east to west.
41. Each portion of the shared boundary line is straight however it does contain several angled transitions to meet the required lot area and setbacks. The boundary line is also designed to respond to natural features, including a mapped brook which constitutes most of the northern boundary line.

Conclusion: Based on the above findings, the DRB concludes the proposal does not involve flag lots, elongated lots, and other odd-shaped lots which include narrow strips of land.

Section 5.1(11) – Building Zone

42. The site plan shows applicable setback lines per the RR5 District.
43. The provided Site Plan dated 2/11/2026 shows proposed building zones for each lot. The building zones have been designed to conform with the applicable lot line setbacks and respect the stream bank area, the Class II Wetland, and the associated fifty (50') foot buffers. Both building zones are to the east of the existing private gravel road accessing the subject parcel.
44. There is no proposed disturbance within the fifty (50') foot stream bank and Class II Wetland buffer zones, as shown on the provided site plan.

Conclusion: Based on the above findings, the DRB concludes the project provides appropriate building sites for each proposed lot.

Section 5.1(12) – Fire Protection Facilities

45. The site plan identifies the private right-of-way which contains Needle Leaf Lane to be fifty (50') feet in width and through Lot 1 until it reaches the proposed driveway/turnaround to serve Lot 2.
46. This private right-of-way contains an existing private gravel driveway which is proposed to end within the building zone of Lot 2. The existing gravel road is roughly twelve (12') feet wide and is roughly five hundred seventy-five (575') feet long per the measurements provided on the site plan.
47. The existing conditions of the property where the proposed driveways are shown contain slopes of five (5%) to fifteen (15%) percent. The Applicant testified the proposed private driveways will follow the existing grade and will therefore, have a maximum grade of approximately ten (10%) percent. This does not exceed the fifteen (15%) percent maximum allowance set forth by the Regulations.
48. Lot 1's proposed driveway will contain two (2) turnaround parking areas as shown on the site plan, both at potential future residential dwellings. Lot 2's proposed driveway is designed with sufficient space to allow an emergency turnaround at the future homesite, and at a second location for a potential residential dwelling. The future proposed driveways shown on the site plan will be twelve (12') feet wide.
49. The Applicant stated that the potential driveways which access proposed Lots 1 and 2 will each be approximately three hundred twenty-five (325') feet long.
50. Per the standards, driveways over 1,000 feet in length require pull-offs at 500-foot intervals. These pull-offs must be twelve (12') feet by fifty (50') feet in size.
51. The longest continuous driveway will serve proposed Lot 2. Including the existing gravel driveway, this driveway is estimated to be nine hundred (900') feet in length from the southernmost property line where the gravel driveway enters proposed Lot 1. Therefore, the Regulations do not require pull-offs at 500-foot intervals.

Conclusion: Based on the above findings, the DRB concludes the proposal complies with §5.1(12) and the proposed driveways are in compliance with the Stowe Fire Department Construction Standards.

Section 5.1(13) – Disclosure of Subsequent Development Plans

52. The Applicant testified that each lot will likely contain one (1) single-family dwelling and one (1) detached accessory dwelling unit.

Conclusion: Based on the above finding, the DRB concludes the proposal conforms to Section 5.1(13).

Section 5.1(14) – Private Enforcement Mechanisms

53. Each lot will have individual on-site wastewater disposal systems and private wells.

54. Both lots will utilize a fifty (50') foot wide private road, Needle Leaf Lane.

55. The site plan identifies the fifty (50') foot wide right-of-way for the private driveway.

56. A draft Shared Private Road Maintenance Agreement was provided. The draft document includes sections for the sharing of costs and expenses, not permitting liens, the provision for potential future lots, and repairs and maintenance. There are also rules included preventing the parking of machinery, trailers, vehicles, or other property on the road, and for the agreement of each landowner to procure and maintain liability insurance covering their lot.

Conclusion: Based on the above findings, the DRB concludes the proposal will provide adequate private enforcement mechanisms for the maintenance of the shared private driveway.

Section 5.2 – Subdivision within the Ridgeline and Hillside Overlay District (RHOD):

57. The subject parcel is not within the RHOD.

Conclusion: Based on the above finding, the DRB concludes that this section does not apply.

Section 5.3 – Open Space and Cluster Development:

58. Section 5.3(1) states that subdivisions having lots or potential dwelling sites for five (5) or more family dwelling units, and for all PRDs, require that the subdivision plat designate one (1) or more areas to be used as open space.

59. The subject parcel was created prior to the adoption of the Subdivision Regulations; therefore, no previously approved subdivided lots may be included when reviewing this standard.

60. The proposed subdivision contains only two (2) proposed lots and future residential development, therefore does not meet the five (5) lot minimum required for this section to apply.

Conclusion: Based on the above finding, the DRB concludes that this proposed subdivision is proposed to create fewer than five (5) lots, therefore this section does not apply.

Section 5.4 – Road Standards and Coordination with Public Highways:

61. Needle Leaf Lane is a privately owned and maintained roadway serving more than three (3) lots and dwellings. Prior to entering the subject property, the private roadway turns into a shared driveway which will serve the two (2) proposed lots and the adjacent lot presently owned by Challenger.

62. Each lot will be served by the existing shared driveway within the fifty (50') foot wide right-of-way. This driveway provides direct access to Needleleaf Lane. A driveway is considered a roadway used to access not more than three (3) dwelling units. No new roads are proposed under this subdivision.

Conclusion: Based on the above findings, the DRB concludes that the proposed subdivision conforms to the standard set by Section 3.1 of the Zoning Regulations and applicable requirements of Section 5.4 of the Subdivision Regulations.

Section 5.5 – Utilities and Stormwater Management

- 63. Existing impervious surface areas cover approximately ±0.26 acres. Existing impervious surfaces include the existing shared unimproved gravel driveway.
- 64. Proposed impervious surfaces will add approximately ±0.47 acres between the two (2) proposed lots.
- 65. Approximately ± 0.21 acres of impervious surfaces are planned for future residential dwellings, and ±0.26 acres of impervious surfaces are anticipated for future associated driveways. The estimated potential building sites within the building zones as shown on the site plan represent the maximum acreage allowable to construct future residential dwellings on Lots 1 & 2 without needing a dedicated stormwater management plan.
- 66. The proposed subdivision will create less than one-half (1/2) acre of additional impervious surfaces. The requirements of Section 3.12 (F) only apply to projects which create ½ acre or more of additional impervious surfaces and therefore an engineered stormwater management plan is not required.
- 67. The subdivision plan includes a list of six (6) provisions titled “Stormwater Construction Notes.” These provisions generally address erosion prevention and sediment control during construction.
- 68. The project will create more than one-half (1/2) acre of grading and disturbed surfaces. Per Section 3.12(C) of the Zoning Regulations, an erosion control plan is required. The subdivision plan identifies silt fences which will be used during construction. The proposed silt fences will be sited on the downhill side of disturbed areas, as shown on the provided site plan.
- 69. The existing shared gravel driveway has buried electrical utilities, which will continue along the proposed driveways to serve future residential dwellings on Lots 1 and 2.

Conclusion: Based on the above findings, the DRB concludes the proposal conforms with §5.5.

DECISION

The DRB hereby approves the Applicant’s request for combined preliminary and final subdivision approval (Project 7716) as described in the application dated September 29, 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 Planning & Zoning Department 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 if had been included in the plans as approved.

The approved plans, amended herein, include:

- 1. Development Application, dated 9/26/25
 - 2. Narrative, prepared by Mumley Engineering, dated 9/26/25
 - 3. 1977 deed from Barnett to Coughlan, submitted 12/18/25
 - 4. Willow Creek LLC, Needle Leaf Lane C-1 Site Plan, prepared by Mumley Engineering, last revised 2/11/26
 - 5. Willow Creek Preliminary Subdivision Plat, prepared by Grenier Engineering, dated 11/24/25
 - 6. Needle Leaf Lane View Analysis, dated 11/24/25
 - 7. Draft, Shared Maintenance Agreement, no date
- 8. All conditions of prior approvals, except as amended herein, remain in full force and effect.

9. 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.
10. The approved subdivision survey plat shall be amended to include the revised building zone and front setback lines on Lot 2. The proposed driveways accessing the building zones of Lots 1 and 2 shall also be shown on the revised survey plat.
11. Pursuant to 24 VSA Chapter 117, 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 Stowe 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.*
12. 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.
13. Prior to the issuance of any zoning permit(s) for development on proposed Lots 1 & 2, the Applicant shall execute the Shared Maintenance Agreement for the shared driveway serving Lots 1 & 2. A copy of the recorded agreement shall be provided to the Zoning Administrator and kept on file in the Planning and Zoning Office.
14. The proposed driveways serving Lots 1 & 2 shall enter the approved building zones at the locations shown on the approved site plan. Within each building zone, an emergency vehicle turn-around shall be constructed in accordance with the Stowe Fire Department Standards.
15. Monuments shall be placed on all subdivided parcels in conformance with the Rules of the Board of Land Surveyors.
16. Total impervious surfaces for both Lots 1 & 2 shall not exceed ±0.47 acres or 20,473 sf, unless a subdivision amendment is approved by the DRB which includes a stormwater management plan and drainage system in accordance with Section 3.12(F).
17. Impervious surface area shall be allocated equally between Lot 1 and Lot 2. Impervious surfaces on each lot shall not exceed 10,236.5 square feet, unless otherwise approved by the DRB through a subdivision amendment.
18. The electrical and other utilities to serve Lots 1 & 2 shall be installed below ground, unless otherwise approved by the DRB.
19. Site construction and development of Lot 1 & 2 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.

20. 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, David Kelly, Tom Hand, Mary Black, Peter Roberts, Patricia Gabel, and Scot Baraw
Voting to deny: None

Motion PASSED 7-0

Dated at Stowe, Vermont this the 17th day of March 2026

By: 
Drew Clymer, 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.