



**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.

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**APPLICATION INFORMATION**

**Project Number** 7756  
**Application Date** 12/23/2025  
**Physical Location** 0 GILCRIST RD  
**Map ID** 07-330.010 **Tax ID** 12027-010  
**Project Description** 3-LOT SUBDIVISION  
**Owner** EDWARD GRENNAN JR ROSALIE MALONEY  
**Applicant** JOHN GRENIER GRENIER ENGINEERING,PC  
**Applicant Address** PO BOX 445  
WATERBURY VT 05676

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**APPROVALS ON RECORD**

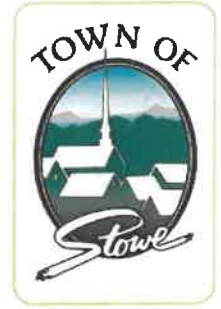
Action Taken	Date	End of Appeal Period	Expiration Date	
DRB DECISION	3/17/2026	4/16/2026	9/13/2026	SEE DRB CONDITIONS

*Sarah McShane*

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Dept. of Planning and Zoning

**TOWN OF STOWE**  
**DEVELOPMENT REVIEW BOARD**  
**Findings of Fact & Conclusions of Law**



**PROJECT #** 7756

**SUBJECT PROPERTY:** 0 Gilcrist Road (Tax Map #07-330.010)

**PROPERTY OWNER**

Edward S. Grennan Jr and Rosalie Maloney  
PO Box 957  
Stowe, VT 05672

**APPLICANT**

John D. Grenier, PE- Grenier Engineering, PC  
PO Box 445  
Waterbury, VT 05676

**APPLICATION**

The Applicant, John D. Grenier, PE., on behalf of the owners Edward S. Grennan Jr. and Rosalie Maloney, requests final subdivision review for a three (3) lot subdivision. As proposed, the existing ±11.2-acre parcel will be subdivided into three (3) lots: Lot 1 being ±3.4 acres, Lot 2 being ±4.1 acres, and Lot 3 being ±3.6 acres. The subject parcel is presently undeveloped and contains lands within both the Rural Residential 2 (RR2) and Rural Residential 3 (RR3) zoning districts. The proposed subdivided lots will gain access off Gilcrist Road, a Class (3) town highway, utilizing a proposed shared driveway. The application was reviewed by the DRB under the Town of Stowe Subdivision Regulations (effective through July 16, 2012) and the Town of Stowe Zoning Regulations (effective January 31, 2024) for the purpose of combined preliminary and final subdivision review. 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.)*

An application for combined preliminary and final subdivision review was filed by the Applicant on December 23, 2025. The application was initially deemed incomplete awaiting additional information identified by Planning & Zoning Department staff which included a complete application narrative and site plan. Upon submittal of the requested additional information on January 8, 2026, the application was accepted as administratively complete by Town of Stowe Zoning Administrator Sarah McShane and referred to the DRB for a public hearing. A public hearing of the DRB was scheduled for February 17, 2026 and warned by the Zoning Administrator in accordance with Section 2.14 of the regulations and 24 V.S.A. §4464. The hearing notice was published in the Stowe Reporter on January 29, 2026. The Applicant submitted the Certificate of Service on January 29, 2026.

The public hearing to consider the application convened on February 17, 2026 at the Akeley Memorial Building, 67 Main Street, with remote participation available through Zoom. A quorum of the DRB was present. No *ex parte* communications or conflicts of interests were reported. Members who participated in the review included: Drew Clymer, Mary Black, David Kelly, Peter Roberts, Andrew Volansky, Patricia Gabel, and Tom Hand. 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. John D. Grenier, PE – Grenier Engineering, PC, PO Box 445, Waterbury, VT 05676
2. Sarah Heneghan, Grenier Engineering, PO Box 445, Waterbury, VT 05676
3. James Reichert, 490 Gilcrist Road, 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 12/23/2025;
2. Narrative, prepared by Grenier Engineering, PC, revised 2/11/2026;
3. Driveway Entrance Permit, issued 11/12/2025;
4. WW-5-10042 VT State Potable Water and Wastewater Supply Permit, dated 1/20/2026;
5. Proposed Overall Site Plan, C-1, prepared by Grenier Engineering, PC, revised 2/10/2026;
6. EPSC Plan & Details, EC-1, prepared by Grenier Engineering, PC, dated 1/09/2026; and
7. Email from James Reichert, dated 2/17/2026.

## **PROCEDURAL HISTORY**

The subject parcel containing ±11.24 acres, is currently undeveloped. The original deed for the subject property is dated November 29, 1971, as found in the Town of Stowe Land Records, recorded in Book 67, Page 109-110. The same lands and premises have been transferred since, maintaining the same acreage and lot lines. The subject lot is a pre-existing lot since it was created prior to the enactment of the Town of Stowe Subdivision Regulations on July 1, 1974.

## **FINDINGS OF FACT & CONCLUSIONS OF LAW**

*During its review of the application, the DRB made the following Findings of Fact:*

The Applicant's request for combined preliminary and final subdivision 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

## **DIMENSIONAL REQUIREMENTS:**

1. **Zoning District.** The subject parcel is a split lot containing lands located within both the Rural Residential 2 (RR2) and Rural Residential 3 (RR3) zoning districts.
2. **Lot Area, Lot Width.** The minimum lot area in the RR2 District is two (2) acres; the minimum required lot width is two hundred (200) feet. The minimum lot area in the RR3 District is three (3) acres; the minimum required lot width is two hundred fifty (250) feet.
3. Proposed Lot 1 is bisected by the RR2 and RR3 district boundaries. Section 3.6(1) of the Zoning Regulations allows the dimensional requirements of the less restrictive district to be applied for a distance of not over one hundred (100') feet into any other adjacent district. Therefore, Lot 1 uses the RR2 front setbacks and associated lot width.
4. The Applicant proposes a 3-lot subdivision of the existing lot as follows:

- a. Lot 1 being ±3.4 acres and ±247' feet in width.
  - b. Lot 2 being ±4.1 acres and ±368' feet in width.
  - c. Lot 3 being ±3.6 acres and >±212' feet in width.
5. Proposed Lot 3 is almost entirely within the RR2 district and is the only proposed lot with frontage along Gilcrist Road. The Applicant measured the lot width using the distance of the frontage set back the applicable sixty (60') feet, showing that the proposed minimum lot width is at least 212'.
  6. **Setbacks.** Setbacks within the RR2 District are as follows: front sixty (60') feet; side fifty (50') feet; rear fifty (50') feet. Setbacks within the RR3 District are as follows: front seventy (70') feet; side sixty (60') feet; rear sixty (60') feet. Applicable external and internal setback lines for all proposed lots are depicted on the plan.
  7. **Use.** The subject lot is currently undeveloped. Proposed building zones are shown on proposed Lots 1, 2, and 3. Proposed future house sites (typical building footprints) are shown within each building zone. Each lot is intended to support future residential uses. One (1) family and two (2) family dwellings are permitted uses in the RR2 and RR3 Districts.
  8. **Density.** 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. In the RR3 District, density is allowed at a rate of one (1) single-family or one (1) two-family dwelling per three (3) acres. Each lot complies with the density requirements of the RR2 and RR3 Districts.

**Conclusion:** Based upon the above findings, the Board concludes the proposed subdivision conforms to the applicable dimensional requirements.

#### **SUBDIVISION REGULATIONS -SECTION 5.1 – GENERAL PLANNING STANDARDS:**

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

9. The subject lot is currently undeveloped. The site plan identifies approximate locations of future proposed house sites on each lot.
10. The proposed lots will sit amongst other similar sized rural residential lots and will match the character and composition of the neighborhood.
11. The proposed Lot 3 contains a large area of exposed rock around the proposed driveway. The Applicant testified that the driveway has been designed to not require blasting. The Applicant will use chipping methods when possible, to avoid blasting.
12. The Applicant also stated that the proposed future basements will be near areas of exposed rock. Similarly to the driveway, the construction may utilize rock chipping instead of blasting.

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

##### **Section 5.1(2) – Natural and Scenic Features:**

13. Two Class II wetlands, delineated and confirmed in Summer of 2025, are located on the subject parcel, and are shown on the provided site plan, crossing into proposed Lots 2 and 3. The applicable fifty (50') foot buffers are shown on the Site Plan.
14. The proposed building zones are sited in a manner that avoids infringement into the Class II wetland areas and their associated fifty (50') foot buffers.
15. The Applicant's narrative states that there are two mapped Class II wetland areas on the parcel, resulting in a minimum of ±1.9 acres of open space provided by the project. However, this open space is entirely comprised of protected wetland and is not considered designated open space as part of the subdivision. Designated open space is not required as part of this subdivision.

15. The subject parcel contains a large section of mapped statewide Agricultural soils. The Applicant testified that the majority of open space on the existing parcel is exposed rock, wetland, dense tree cover, and slopes which make agriculture impossible and unsustainable on the subject parcel.
16. The Applicant testified that there are no additional brooks, streams, water bodies not included in the previously mentioned wetlands, and there are no additional ground water resources, farmland resources and scenic meadowland, important forest resources, aesthetic resources and scenic vistas arising onto and from the subject parcel.

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

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

17. A Level 1 (out of 10) priority habitat block exists across the subject parcel. According to the ANR Natural Resources Atlas, the subject lots do not contain any Rare Threatened and Endangered species, significant natural communities, or natural communities. The proposed subdivision will not impact any mapped or identified significant wildlife habitat area.

**Conclusion:** Based on the above finding, the Board concludes the proposal will not impact any identified significant Wildlife Habitat and Natural Communities.

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

18. The subject parcel does not contain any historic sites and is located within a predominantly rural residential area. The subject lot does not contain any open fields, forested mountains or hillsides.
19. The proposed lots are accessed via shared driveway. The Applicant testified that each lot has been designed with clearing areas to support a building zone designed for future residential development. By utilizing a shared driveway and establishing appropriately sized clearing areas, visual impact from existing roadways, adjacent parcels, and offsite vantage points will be mitigated.
20. The proposed subdivision will not adversely impact historic sites or the character of the Town.

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

**Section 5.1(5) – Reserved Strips:**

21. No reserved strips are proposed. Lots 1,2, and 3 will all be accessed via a shared driveway. A fifty (50') foot wide right-of-way will contain the driveway and will serve all three (3) proposed lots, each with their own private driveways leading into the right-of-way.
22. Per Section 3.1(1), the right-of-way may be no less than twenty-five (25') feet wide if the driveway serves three (3) or fewer lots or family dwelling units.

**Conclusion:** Based on the above findings, the Board concludes the proposed subdivision does not involve any reserved strips as noted under Section 5.1(5).

**Section 5.1(6) – Screening and Landscaping:**

23. Tree clearing limits are indicated on the provided site plan and are configured in such a way that the proposed development will not result in undue adverse impacts on views on or arising from the property.

24. Proposed clearing limits for Lots 1, 2, and 3 are designed to accommodate a shared common driveway, future residential dwellings, and related site improvements, while providing screening for future residential development.
25. The Applicant testified that they wish to maintain the majority of the existing forest cover, so naturally forested buffers will be retained throughout the site to promote natural shade and privacy for the individual lots. The only clearing will occur within the areas planned for additional disturbance, such as creating driveways, house sites, and their associated water and wastewater systems.

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

**Section 5.1(7) – Pedestrian Access:**

26. 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 Board concludes no pedestrian improvements are proposed or required to serve the proposal.

**Section 5.1(8) – Traffic:**

27. All proposed lots are accessed via a proposed driveway connecting to Gilcrist Road, a town-maintained Class 3 Highway.
28. The subdivision plan shows potential future residential dwellings on Lots 1, 2, and 3. The subdivision is not expected to create unreasonable traffic congestion or unsafe conditions.
29. The Applicant provided a traffic generation statement in their cover letter. They stated that the proposal would generate a total of three (3) trips during the peak hour, using the calculation of one (1) trip per lot during the peak hour.

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

**Section 5.1(9) – Municipal Facilities:**

30. 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.
31. Proposed Lots 1, 2, and 3 will be served by on-site water supply and wastewater disposal. The Applicant testified that they have secured wastewater permits from the State of Vermont Drinking Water and Groundwater Protection Division for the proposed systems. This wastewater permit has been included in the record along with other application materials.
32. No Municipal Department review forms were returned.

**Conclusion:** Based on the above findings, the Board 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:**

33. Proposed Lots 1, 2, and 3 are standard in shape and size and allow for the construction of residential dwellings and related site improvements while respecting all dimensional setbacks. Each lot is regular in shape.

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

**Section 5.1(11) – Building Zone:**

34. The site plan identifies applicable internal and external setback lines per the RR2 and RR3 Districts and all applicable wetland buffers.
35. The site plan shows appropriate setbacks and identifies the proposed building zones (BZ) for Lots 1, 2, and 3.

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

**Section 5.1(12) – Fire Protection Facilities:**

36. No Fire Department comments were received.
37. The future dwelling sites (building zones) will be accessible from a shared driveway from Gilcrist Road, a town-maintained Class-3 Highway.
38. The site plan identifies the shared driveway within the shared right-of-way to be sixteen (16') feet in width and  $\pm 315$  feet in length, from Gilcrist Road to the point where the private driveways to Lots 1 and 2 branch off from each other.
39. The proposed private driveway leading from the edge of the right-of-way into Lot 1 will be twelve (12') feet in width, and  $\pm 170'$  feet in length.
40. The proposed private driveway serving Lot 2 will be twelve (12') feet in width and  $\pm 385'$  feet in length. This driveway narrows to ten (10') feet in width for forty (40') feet of distance as it becomes pinched by the fifty (50') foot wetland buffers to the north-west and south-east.
41. The proposed private driveway serving Lot 3 will be twelve (12') feet in width and  $\pm 100'$  feet in length.
42. The Applicant testified that the curb cut has already been granted a Driveway Entrance Permit from Stowe Public Works. This was included with the hearing record. Stowe Public Works, with their approval, states that the proposed access point provides sufficient site distance and safe access to the project.
43. The Applicant testified that the shared portion of the driveway is proposed to have a three (3%) to four (4%) percent grade. The steepest portion of the private driveway to Lot 1 does not exceed twelve (12%) percent, and the private driveways to Lots 2 and 3 do not exceed five (5%) percent grades.
44. Each lot is designed with a driveway turnaround for emergency vehicles. The Applicant testified that there will be sufficiently sized emergency vehicle turnarounds situated at each future dwelling site. These will be thirty (30') feet by forty (40') feet in size.
45. Per Section 15.6 – Driveways and Parking Facility Setbacks, in the RR2 District, parking areas shall be set back at least ten (10') feet from property lines. The proposed parking area/turnaround shown on proposed lot 3 is set back at least seventeen (17') feet from the nearest property line.

**Conclusion:** Based on the above findings, the Board concludes the proposed subdivision conforms to Section 5.1(12).

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

46. The site plan identifies proposed house sites for future dwellings and related site improvements on Lots 1, 2, and 3. However, the future dwellings are not included in this application and will be applied for individually at a later date.

**Conclusion:** Based on the above finding, the Board concludes the proposed subdivision conforms to Section 5.1(13).

**Section 5.1(14) – Private Enforcement Mechanisms:**

47. The Applicant testified that their site plan indicates that each lot will have their own private wells and on-site wastewater discharge systems. The wastewater permits have been obtained by the Applicant and are included in the hearing record.

48. Each Lot will utilize the shared driveway access from Gilcrist Road to access their individual driveways.

49. The Applicant’s narrative states that the deeds for the lots will include shared driveway maintenance agreement terms based on pro-rated share for each lot should they come under separate ownership.

**Conclusion:** Based on the above findings, the Board concludes that the proposed subdivision conforms to Section 5.1 (14).

**Section 5.2 - Subdivisions within the Ridge and Hillside Overlay District (RHOD):**

50. The subject lot is not within the RHOD.

**Conclusion:** Based on the above finding, the Board concludes that this standard does not apply.

**Section 5.3 – Open Space and Planned Unit Development:**

51. 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.

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

53. The proposed subdivision contains only three (3) proposed lots and future residential dwellings, therefore does not meet the five (5) lot minimum required for this section to apply. The Applicant testified that even though it is not required by Section 5.3, that their plan classifies nearly two (2) acres of land within the subdivision to be open space. This open space includes the mapped Class II wetlands, but not their associated buffers.

**Conclusion:** Based on the above findings, the Board concludes that this standard does not apply.

**Section 5.4 – Road Standards and Coordination with Public Highways:**

54. 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 Gilcrist Road. A driveway is considered a roadway used to access not more than three (3) dwelling units. No roads are proposed under this subdivision.

55. The Applicant provided a Town of Stowe Driveway Entrance Permit, signed November 12, 2025. This permit is included in the hearing record.

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

**Section 5.5 – Utilities and Stormwater Management:**

56. The Applicant testified that new impervious surfaces would total ±0.46 acre, less than one-half (1/2) acre, across all three lots due to utilizing the shared driveway.

57. The Applicant provided a draft EPSC plan. During the hearing, the Applicant provided a revised EPSC plan showing the lot lines and acreages as revised on February 12, 2026.
58. Proposed areas of new disturbance will total  $\pm 3.2$  acres for the future clearing, potential future dwellings and driveways serving Lots 1, 2, and 3 combined.
59. The Applicant testified that the project driveway will drain to the low point on the site, and eventually to the wetland area. The driveway will not drain to Gilcrist Road, so there is no anticipated runoff proposed which would impact the town highway network.
60. The site plan shows an on-site stormwater collection area to capture runoff from the driveway before discharging it towards the low point near the wetland area.
61. The Applicant testified that they will need a State of Vermont Construction General Permit (CPG) (9020) for erosion prevention and control, but do not currently have one.
62. The Applicant testified that power lines servicing the parcels will be buried underground following the path of the proposed driveways, though this is not shown on the provided site plan.

**Conclusion:** Based on the above findings, the Board 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 preliminary and final subdivision review (Project #7756) as described in the application dated 12/23/2025 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:

- a) Development Application, dated 12/23/2025;
  - b) Narrative, prepared by Grenier Engineering, PC, revised 2/11/2026;
  - c) Driveway Entrance Permit, issued 11/12/2025;
  - d) WW-5-10042 VT State Potable Water and Wastewater Supply Permit, dated 1/20/2026;
  - e) Proposed Overall Site Plan, C-1, prepared by Grenier Engineering, PC, revised 2/10/2026; and
  - f) EPSC Plan & Details, EC-1, prepared by Grenier Engineering, PC, dated 1/09/2026.
  - g) Email from James Reichert, dated 2/17/2026.
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 these regulations, and has been recorded in the office of the Stowe Town Clerk.
  4. Pursuant to 24 VSA Chapter 117, the 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 Section 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.*
5. The Applicant shall file the final survey plat, amended herein, signed by the DRB 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 Section 4.3 of the Stowe Subdivision Regulations. No land development associated with this subdivision shall be commenced 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.
6. Monuments shall be placed on all subdivided parcels in conformance with the Rules of the Board of Land Surveyors.
7. Clearing shall be restricted to the areas shown on the recorded subdivision plat. Lands outside of the approved clearing areas shall be left undisturbed except as necessary to remove dead or diseased trees and to promote the health of the forest.
8. Prior to issuance of any zoning permit for the development of Lots 1,2, or 3, a Shared Driveway Maintenance Agreement shall be executed and recorded in the Stowe Land Records in the Town Clerk's Office. A paper copy of said agreement shall be filed with the Zoning Administrator.
9. Prior to the issuance of a Certificate of Occupancy for any new building on Lots 1, 2, and 3, an emergency vehicle turn-around area shall be constructed and approved by the Town of Stowe Fire Chief. Written confirmation from the Stowe Fire Chief must be provided with the Certificate of Occupancy application for Lots 1, 2, and 3.
10. Site construction and development of Lots 1, 2, and 3 shall adhere to the standards outlined in Section 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.
11. 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, Peter Roberts, Mary Black, David Kelly, Andrew Volansky, Patricia Gabel, and Tom Hand.

Voting to deny: None

Dated at Stowe, Vermont this the 17<sup>th</sup> day of March 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.