



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 note that there are conditions of approval required to be met before your Zoning Permit can be issued. Once you fulfill these conditions your zoning permit will be sent to you

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

APPLICATION INFORMATION

Project Number 7772
Application Date 2/4/2026
Physical Location 512 BILLINGS HILL RD
Map ID 15-042.200 **Tax ID** 30216
Project Description 26X40 ATTACHED GARAGE WITH FINISHED SPACE AND RENOVATION OF 24X24 GARAGE SPACE TO INCLUDE BEDROOM AND BATHROOM.
Owner ROBERT K MCNAMARA MARY M MCNAMARA
Applicant ROBERT K MCNAMARA MARY M MCNAMARA
Applicant Address 103 FOLLEN ROAD
 LEXINGTON MA 02421

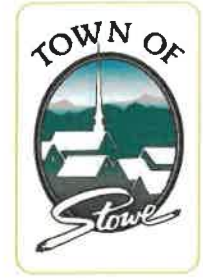
APPROVALS ON RECORD

Action Taken	Date	End of Appeal Period	Expiration Date	
OTHER				OVERPAID BY \$7
INCOMPLETE APP	2/4/2026			SEE CHECKLIST
DRB DECISION	5/20/2026	6/19/2026	6/19/2028	SEE DRB CONDITIONS

Sarah McShane

Zoning Office

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



PROJECT# 7772

SUBJECT PROPERTY 512 Billings Hill Road, Stowe, VT 05672 (#15-042.200)

PROPERTY OWNER/APPLICANT

Robert K & Mary M McNamara
103 Follen Road
Lexington, MA 02421

APPLICATION

The Applicant/property owners, Robert K & Mary M McNamara (herein referred to as “the Applicant”), requests Ridgeline and Hillside Overlay District (RHOD) approval to renovate the existing attached garage on their single-family dwelling and construct a garage addition, and related site improvements. The subject parcel is located within the Rural Residential 5 (RR5) zoning district and the RHOD. The application has been reviewed by the Development Review Board (DRB) under applicable standards of the Town of Stowe Zoning Regulations (the “Regulations”) (effective January 31, 2024) for the purpose of RHOD 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.)

A Town of Stowe development application was filed by the Applicant on February 4, 2026. The application was initially deemed incomplete on February 4, 2026, awaiting additional information including site photographs, a viewshed analysis, a revised site plan, and project narrative. Upon the submittal of the requested information on March 5, 2026, the application was accepted as administratively complete by Zoning Administrator Sarah McShane 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 submitted the Certificate of Service on March 23, 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 interests were reported. Members who participated in the review included: Drew Clymer (chair), David Kelly, Andrew Volansky, Mary Black, Patricia Gabel, Alternate Scot Baraw, and Alternate Michael Diender. 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. Robert K & Mary M McNamara, 103 Follen Road, Lexington, MA 02421
2. Blake Cote, Sisler Builders, 56 Park Street, Stowe, VT 05672
3. Steve Sisler, Sisler Builders, 56 Park Street, Stowe, VT 05672

THE RECORD

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

1. Town of Stowe Development Application, dated 1/29/26;
2. 512 Billings Hill - Revised Site Plan, prepared by Grenier Engineering, dated 3/05/26;
3. Current Site Condition Photos, no date;

4. Billings Hill Full Rendering, dated 1/28/26;
5. Grenier Engineering Responses and Plan, dated 3/31/26;
6. Ripley 7.5 inch wall light, no date;
7. Sheet G-0, prepared by Incite Architecture, dated 12/5/25;
8. Sheet G-1, prepared by Incite Architecture, dated 12/5/25;
9. Sheet G-2, prepared by Incite Architecture, dated 12/5/25;
10. Sheet G-3, prepared by Incite Architecture, dated 12/5/25;
11. Sheet G-4, prepared by Incite Architecture, dated 12/5/25;
12. Sheet G-5, prepared by Incite Architecture, dated 12/5/25;
13. Sheet G-6, prepared by Incite Architecture, dated 12/5/25;
14. Sheet G-7, prepared by Incite Architecture, dated 12/5/25; and
15. Sheet G-8, prepared by Incite Architecture, dated 12/5/25.

PROCEDURAL HISTORY

1. The subject parcel is Lot 20 of the Robinson Springs Subdivision Phase II. Phase II involved the creation of twenty-four (24) residential lots, originally approved by the Town of Stowe Planning Commission under S-82-15. The recorded plat was signed by the chair of the Planning Commission on September 26, 1983, and is recorded in Book 4, Page 79 of the Town of Stowe Land Records.
2. The approved subdivision included “conservation zones”. On Lot 20 the conservation zone encumbers the lower portion of the property. All proposed development is located outside of this mapped conservation zone.
3. The existing single-family dwelling was permitted under Zoning Permit, Z-87-116, on June 30, 1987, prior to the enactment of the RHOD District in 1998.
4. Zoning permit Z-5391 was issued by the Zoning Administrator on May 24, 2016, to rebuild and expand an existing deck. This project was deemed by the Zoning Administrator exempt from full RHOD review per §9.4(2), though no written analysis or explanation is included in the records on file in the Town of Stowe Planning & Zoning office.
5. Zoning permit Z-6359 was issued on September 3, 2020, to construct an 852 sq-ft single story residential addition. This was deemed exempt from RHOD review by the Zoning Administrator per §9.4(2)(C). This exemption is for any land development that is not visible from any vantage points as defined in §9.5(2), due to existing structures or clearing limits previously approved by the DRB or Planning Commission.
6. The Applicant now seeks full RHOD review for the construction of an addition to the single-family dwelling. The proposed addition faces north-east towards Billings Hill Road. The proposed project will require tree clearing, however none of the area to be cleared is within the conservation zone.

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 RHOD review 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
 - Section 9- Ridgeline and Hillside Overlay District (RHOD)

DIMENSIONAL REQUIREMENTS

7. **Zoning District.** The subject parcel is located within the Rural Residential 5 (RR5) zoning district and is within the RHOD.
8. **Lot Area, Lot Width.** The subject parcel consists of ±5.67 acres. No changes to lot area or lot width are proposed.
9. **Setbacks.** The required minimum district setbacks for the RR5 District are front seventy (70') feet, side seventy-five (75') feet and rear seventy-five (75') feet. The provided site plan identifies all applicable setbacks. The proposed addition is designed to meet the required setbacks.
10. **Use.** The Applicant proposes to construct an addition to an existing single-family dwelling. Single-family dwellings are permitted uses in the RR5 District. The Applicant does not propose to change the use of the subject dwelling or lot.
11. **Height.** The maximum building height in RR5 District is twenty-eight (28') feet. The proposed garage addition will have a height of fifteen and one-half (15.5') feet to the mid-height of the roof, measured from the grade where the driveway will meet the garage on the uphill side.

Conclusion: Based on the above findings, the DRB concludes that this proposed addition conforms to the dimensional requirements of the RR5 District.

SECTION 9 – RIDGELINE AND HILLSIDE OVERLAY DISTRICT (RHOD)

Standard (1) General Requirements:

12. The Applicant proposes to construct a garage addition to their existing single-family dwelling. The subject parcel is entirely located within the RHOD District.
13. The proposed development is in an area which will add minimal, if any, impact on the physical environment, and the visual and scenic landscape character of the surrounding area and neighborhood.
14. The project will result in the removal of a cluster of six (6) trees to the east of the existing dwelling, in the location of the proposed garage, and west of an existing access driveway. This clearing will only slightly encroach into the existing forest canopy.

Conclusion: Based on the above findings, the DRB concludes that this proposal conforms to the general requirements established under Standard 1 of the RHOD.

Standard (2) Designation of Vantage Points:

15. The Regulations define vantage points as maintained (class 3 or higher) public roads, state highways and municipal properties.
16. The subject parcel and existing residential improvements are visible from Billings Hill Road, a privately owned and maintained highway. However, these existing improvements are not visible from any defined public vantage points, as defined under the Regulations.
17. The proposed addition will be situated in an area on the property which will require minimal clearing and grading, and driveway re-alignment to access the proposed garage bays.
18. The existing tree line will remain behind and to the side of the proposed garage even after minimal clearing is completed.
19. Provided photographs showcase views towards the south. An existing tree line lower on the property and elsewhere between the subject parcel and the valley floor obstructs any potential views of the subject property and development from public vantage points and the valley floor.

Conclusion: Based on the above findings, the DRB concludes that this proposal will not have an impact on any viewsheds from public vantage points.

Section 9.5(3) A. Site Development and Environmental Protection

Standard (1.1)

20. The Applicant request approval to construct a garage addition and related site improvements, including the re-alignment of the driveway accessing the proposed garage bays.
21. The area for the proposed addition and related site improvements will require minimal clearing. The Applicant plans to install a boulder retaining wall to stabilize the slope to match the existing grade behind the proposed garage addition.
22. The proposed new impervious surface is limited to the square footage of the garage addition, which is estimated to be ±1175 sq ft.
23. A proposed extension to the existing graveled driveway to access the garage will create an estimated ±696.24 square feet of new impervious area. This represents a reduction of ±43.67 square feet of impervious surfaces, since an estimated ±739.91 square feet of existing graveled area will be removed and revegetated with a garden and grass.
24. The project area involves an estimated ±1,561.58 square feet disturbance / grading necessary to construct the retaining wall and grading around the proposed garage addition. Existing drainage patterns will not be altered in a manner to cause an adverse impact on neighboring properties, town highways or surface waters.
25. During construction, the Applicant will install silt fencing and bales around the edge of the disturbance area to prevent sedimentation and erosion near the remaining steep slopes and intermittent stream buffer zone.

Standard (2)

26. No future forest management or timber harvesting is proposed under this application. The subject property has been previously developed and contains a single-family dwelling and related site improvements.

Standard (3)

27. The proposed garage addition requires minimal clearing, totaling an estimated ±2,841.87 square feet and an estimated cluster of six (6) trees. The trees proposed to be removed are not part of the main treelined area surrounding the dwelling but are rather an isolated cluster within the property between the driveway and the house.
28. The total area of grading covers approximately ±1,561.58 square feet, most of which generally involves the proposed building footprint and associated frost walls.

Standard (4)

29. There are no streams or watercourses identified on the subject parcel other than an intermittent stream on the eastern boundary line.
30. According to the ANR Natural Resources Atlas, the project area is not located within a deer-wintering area, or habitat block. A Level 9 (out of 10) Habitat Block crosses the property line, however it is located outside of the proposed disturbance area.
31. Steep slopes exist across the central portion of the parcel, however the proposed garage addition will be located in an area of the property which has been previously graded. There are no fragile environments that will be impacted by the project.

Conclusion: Based on the above findings, the DRB concludes that this proposal conforms to the Site Protection and Environmental Protection Standards (1-4) of §9.5(3).

Section 9.5(3) B. Landscape and Scenic Character

Standard (5)

32. The proposed garage addition will not be visible from any identified public vantage points. Although the larger Robinson Springs subdivision is on a forested hillside, the subject lot, the existing dwelling, and proposed garage addition will not be significantly exposed and will blend in with existing improvements and the surroundings.

Standard (6)

33. The parcel does not contain agricultural fields or open meadows. Except for the existing residential dwelling and related site improvements, the property and surrounding area are forested. There is an existing pond and mowed grassy area below the dwelling, which provide a view from the subject property.

34. Given the placement of the proposed addition and limited associated clearing, the proposal will not detract from the sense of order or harmony of the landscape patterns. The proposed garage fits into the existing landscape pattern.

Standard (7)

35. The provided site plan identifies the proposed clearing to occur. By and large, the existing tree line and forested areas will remain and will provide screening of the proposed garage addition.

36. The existing tree line height is estimated to be forty (40') to fifty (50') feet tall. The existing tree line surrounds the existing dwelling and proposed garage addition.

37. Two (2) blue spruce trees will be replanted around the proposed garage addition, and the remaining tree line and forest canopy will be protected as identified on the site plan. Silt fencing and erosion control measures will be utilized to protect the roots and trunks of the tree line downhill of the disturbance area.

Conclusion: Based on the above findings, the DRB concludes that this proposal conforms to the Landscape and Scenic Character Standards (5-7) of §9.5(3).

Section 9.5(3) C. Road and Driveway Access

Standard (8)

38. The existing driveway is proposed to be extended to connect with the three (3) proposed garage bay doors. This involves adding gravel to enlarge the driveway by an estimated twenty (20') feet in length, and forty (40') feet in width, to match the width of the proposed garage.

39. The existing maximum grade of the driveway is less than twelve (<12%) percent. The proposed expanded driveway accessing the garage bay doors will be relatively flat due to site grading.

Conclusion: Based on the above findings, the DRB concludes that the project conforms to Standard (8) of §9.5(3).

Section 9.5(3) D. Building Design

Standard (9)

40. The site photographs and site plan indicate that the proposed garage addition will not visually exceed the tree line to remain and the height of the land.

41. The proposed garage addition, with a building height of fifteen and one half (15.5') feet to the mid-height of the roof, will be lower than the existing tree line, and is lower than the existing dwelling height of twenty-three and

one half (23.5') feet to the mid-height of the roof. Therefore, the proposed garage roof is lower than the ridgeline of the existing dwelling and will not visually exceed the height of the land or tree line.

42. Given the site elevation, the retained tree line and forested area, and the height and design of the proposed garage addition, there will be no off-site visual impacts from public vantage points.

Standard (10)

43. The proposed garage addition is designed with a shed dormer roof containing five (5) windows (on the building elevation facing the driveway), which will provide outdoor light into the second story attic space above the garage.

44. The proposed garage addition is designed with a one (1) single dormer and window (on the view side building elevation), which will provide outdoor light to the second story attic space above the garage.

45. The roof of the existing two (2) bay garage (of which the second story will be converted to residential living space), is a simple flat gabled roof.

Standard (11)

46. The Applicant provided cut-sheets identifying the proposed outdoor light fixtures. The cut-sheets indicate dark sky compliance.

47. The provided elevation drawing (Sheet G2) depicts the location of proposed outdoor light fixtures.

48. The following outdoor light fixtures are proposed: Five (5) fully shielded, downcast wall sconces. There will be four (4) fixtures located on the front of the garage, to either side of the three (3) proposed garage bays, and one (1) fixture at the rear personnel door.

49. The existing garage is a two (2) bay design with three (3) outdoor light fixtures. The proposal includes the installation of two (2) additional outdoor light fixtures.

50. The existing site lighting is comprised of six (6) sconces, and five (5) light posts along the driveway. This project will result in the addition of two (2) proposed outdoor lights. The total lumens on the site will be increased by 800 lumens (400 lumens x 2 lights). The maximum number allowed per Section 4.8(8) is 1.25 lumens per developed square foot in the residential districts.

Conclusion: Based on the above findings, the DRB concludes that this proposal conforms to the Building Design Standards (9-11), of Section 9.5(3).

Section 9.5(3) E. Development Density

Standard (12)

51. No change to lot area or size is being proposed under this application.

Conclusion: Based on the above findings, the DRB concludes that Standard (12) of § 9.5(3) is not applicable to this proposal.

DECISION

Based upon the foregoing findings of fact and conclusions of law, the DRB hereby approves the Applicant's request for RHOD review to construct an attached garage addition as outlined in the application dated January 29, 2026, and supplemental materials, subject to 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 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 if had been included in the plans as approved. The approved plans, amended herein, include:

- a) Town of Stowe Development Application, dated 1/29/26;
 - b) 512 Billings Hill _ Revised Site Plan, prepared by Grenier Engineering, dated 3/05/26;
 - c) Current Site Condition Photos, no date;
 - d) Billings Hill Full Rendering, dated 1/28/26;
 - e) Grenier Engineering Responses and Plan, dated 3/31/26;
 - f) Ripley 7.5 inch wall light, no date;
 - g) Sheet G-0, prepared by Incite Architecture, dated 12/5/25;
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 - i) Sheet G-2, prepared by Incite Architecture, dated 12/5/25;
 - j) Sheet G-3, prepared by Incite Architecture, dated 12/5/25;
 - k) Sheet G-4, prepared by Incite Architecture, dated 12/5/25;
 - l) Sheet G-5, prepared by Incite Architecture, dated 12/5/25;
 - m) Sheet G-6, prepared by Incite Architecture, dated 12/5/25;
 - n) Sheet G-7, prepared by Incite Architecture, dated 12/5/25; and
 - o) Sheet G-8, prepared by Incite Architecture, dated 12/5/25.
2. All conditions of prior approvals, except as amended herein, remain in full force and effect.
 3. Prior to the issuance of the zoning permit, the Applicant must complete the following:
 - a) The approved cluster of trees to be removed must be clearly marked and flagged on the property. The Zoning Administrator must conduct a site visit to verify completion. Except for these trees to be removed, no additional clearing is approved by this decision.
 - b) The Applicant shall confirm in writing that the outdoor lighting proposed for this project does not exceed the maximum 1.25 lumens per developed square foot per Section 4.8 (8), by providing the calculation of the total number of lumens per developed area.
 - c) The Applicant shall confirm in writing if the proposed development will not exceed pre-development levels for a two (2) year/twenty-four (24) hour storm event. If the proposed project will not conform to this standard, the Applicant shall provide a stormwater management plan.
 4. Future forest management and timber harvesting shall, at a minimum, adhere to the guidelines included in the publication Acceptable Management Practices for Maintaining Water Quality on Logging Jobs.
 5. The installation of outdoor light fixtures is limited to those described and depicted within the application.
 6. All outdoor lighting fixtures shall be shielded and aimed so that illumination is directed only to the designated area and does not cast direct illumination or cause glare beyond the boundary lines of a property.
 7. Site construction 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 §3.12(2)(A-C) taking into consideration winter and spring conditions.
 - e) Existing drainage patterns must not be altered in a manner to cause an undue adverse impact on neighboring properties, town highways or surface waters.
 8. A Certificate of Occupancy must be obtained from the Zoning Administrator following the construction but prior to occupancy and use to ensure that it has been constructed as approved by the DRB.
 9. These conditions of approval shall run with the land and are binding upon and enforceable against the Applicant and its heirs, successors and assigns. By acceptance of this approval, the Applicant, and his

successors, agrees 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, Andrew Volansky, Mary Black, Patricia Gabel, and Scot Baraw

Voting to deny: None

Abstaining: Michael Diender

The motion passed, 6-0-1.

Dated at Stowe, Vermont this the 1 day of May 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.