



**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.

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**APPLICATION INFORMATION**

**Project Number** 7778  
**Application Date** 2/23/2026  
**Physical Location** 27 OUTBOUND WAY (FORMERLY 876 MOUNTAIN RD)  
**Map ID** 07-021.000 **Tax ID** 25007  
**Project Description** SEASONAL WEDDING TENT  
**Owner** WH STOWE LLC  
**Applicant** DBA OUTBOUND STOWE MAGGY DUNPHY  
**Applicant Address** 876 MOUNTAIN RD  
STOWE VT 05672

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**APPROVALS ON RECORD**

Action Taken	Date	End of Appeal Period	Expiration Date
OTHER			REACH OUT FOR REMAINING BALANCE
INCOMPLETE APP	2/27/2026		FEES, ELEVATIONS, SITE PLAN SHOWING SFHA
OTHER	3/19/2026		RIVERS PROGRAM
DRB DECISION	5/28/2026	6/27/2026	6/27/2028

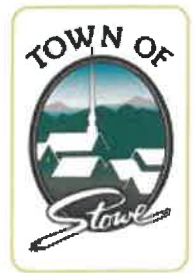
*Sarah McShane*

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Zoning Office

**TOWN OF STOWE  
DEVELOPMENT REVIEW BOARD**

**Findings of Fact & Conclusions of Law**



**PROJECT:** 7778

**SUBJECT PROPERTY:** 876 Mountain Road; #07-021.000

**PROPERTY OWNER:**

WH Stowe LLC  
27 Outbound Way  
Stowe, VT 05672

**APPLICANT:**

DBA/Outbound Stowe  
876 Mountain Road  
Stowe, VT 05672

**APPLICATION**

The Applicant, DBA/Outbound Stowe, on behalf of property owner WH Stowe LLC., (herein referred to as “the Applicant”) requests conditional use, site plan, and flood hazard area review to install two temporary event tents at 876 Mountain Road. The tents are proposed to be installed from May 18, 2026, until November 2, 2026, and will be used for weddings and other private events held from June through October 2026. The subject property contains the existing Outbound Motel (formerly the Town & Country) and related accessory uses. The subject property is located within the Highway Tourist (HT) District, and the Flood Hazard Overlay District (FHOD). The application was reviewed by the Development Review Board (DRB) under Town of Stowe Zoning Regulations (effective January 31, 2024) for the purposes of combined conditional use, site plan review, and flood hazard area 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 25, 2026. The application was initially deemed incomplete by Planning & Zoning staff on February 27, 2026. The Applicant provided the requested revised site plan showing the Special Flood Hazard Area and elevation drawings showing the proposed tents, as well as other required information on March 19, 2026. Upon receipt of this requested information, the application was then deemed administratively complete on March 19, 2026. The application was then referred to the State of Vermont Rivers Program on March 19, 2026, and to the DRB for a public hearing. A public hearing was scheduled for April 21, 2026, and was warned in accordance with §2.14 of the Regulations and 24 V.S.A. §4464. The hearing notice was published in the Stowe Reporter on April 2, 2026. The Applicant submitted the Certificate of Service on March 28, 2026.

The public hearing to consider the application convened on April 21, 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 interest were reported. Members who participated in the review included: David Kelly, Andrew Volansky, Mary Black, Patricia Gabel, Alternate Scott Rank, Alternate Chip Dillon, 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. Maggy Dunphy, DBA/Outbound Stowe, 27 Outbound Way (formerly 876 Mountain Road)

### **THE HEARING RECORD**

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

1. Town of Stowe Development Application, dated 02/25/2026;
2. Flood Hazard Markup, submitted 3/5/2026;
3. WH Stowe LLC Site Plan set with Tent Locations, submitted 03/19/2026;
4. Cook Tent Elevations, prepared by Ztec Tents, no date;
5. Event Tent Elevations, prepared by Anchor Industries, Inc., no date; and
6. 4424-Comments\_876 Mountain Road, submitted by the Vermont Department of Environmental Conservation, Watershed Management Division, submitted 4/14/2026.

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

7. Revised Outbound Lighting Plan, no date;
8. Revised Narrative, Executive Summary & Notes, dated 4/21/2026;
9. OB Stowe – Emergency Access & Portable Toilets Plan, no date;
10. Outbound Event Tent #7778 FD Comments, dated 4/21/2026; and
11. Tent Permit Email, Bruce Palmer, Assistant State Fire Marshall, dated 4/07/2026.

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

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

The Applicant's request was reviewed by the DRB for conformance with applicable requirements of the Zoning Regulations (effective January 31, 2024), including the following:

- 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 7- Flood Hazard District

### **DIMENSIONAL REQUIREMENTS:**

1. **Zoning District.** The subject parcel is in the HT District, and the FHOD as shown on the Official Town of Stowe Zoning Map.
2. **Setbacks.** The minimum HT District setbacks required are as follows: Front; fifty feet (50'), Side; fifty feet (50'), Rear; fifty feet (50'). As shown on the provided site plan, the proposed temporary tents will conform with the minimum setbacks.
3. **Building Height.** The maximum building height in the HT District is twenty-eight (28') feet. The proposed temporary tents are twenty-five (25') feet to the peak and an estimated fifteen (15') feet for the 20' x 20' standard frame "cook tent".
4. **Use.** The property contains an approved lodging facility/hotel/motel and related accessory uses (i.e., restaurant). The Applicant seeks approval to add a temporary accessory use (outdoor special events and gatherings). § 16.2 defines the term 'accessory use' to mean: a use customarily incidental and subordinate to a principal building or use on the same lot, or on an adjoining lot under the same

ownership. Per Table 6.1 'Accessory Uses, Conditional Uses' are allowed in the HT District, subject to conditional use review.

**Conclusion:** Based on the above findings, the DRB concludes that the proposed temporary tents will conform to all applicable use and dimensional requirements.

**Section 3.7(4) – Standards of review (Conditional Use Applications):**

**Section 3.7(4)(A) – Capacity of existing or planned community facilities and services:**

5. 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.
6. Stowe Fire Department Assistant Chief Scott Reeves provided comments to Stowe Planning & Zoning on April 21, 2026. After conducting a site visit with Outbound Stowe General Manager Maggy Dunphy, he confirmed that the Fire Department standards will be met by the revised emergency access plan presented during the hearing.
7. The Applicant provided a revised emergency management plan during the hearing, which shows the two (2) emergency access routes through the subject parcel, which will access the meadow and event location. These access routes will allow for one (1) twenty (20') foot fire lane/vehicle access and one (1) stretcher access, if necessary.

**Conclusion:** Based on the above findings, the DRB concludes the project will not cause an undue adverse impact on the capacity of existing community facilities and services.

**Section 3.7(4)(B) – Traffic on roads and highways in the vicinity:**

8. The Applicant is proposing to install two (2) temporary event tents to be used during special events such as weddings. Approximately seven (7) weddings are planned this year, and additionally, there may also be small pop-up events in addition to weddings.
9. The subject property is accessed via Mountain Road/Vermont Route 108, a state highway.
10. The proposed wedding events are typically full property buyouts with the majority of guests lodging on-site. These events will be catered, so normal restaurant operations will be suspended during the events. As a result, additional traffic is minimal and largely limited to guest arrivals and departures.
11. Parking demand is proposed to be accommodated within the existing on-site parking areas, and no significant increase in off-site traffic is anticipated. During these events employees will park off-site.

**Conclusion:** Based on the above findings, the DRB concludes the project will not create an adverse undue impact on the traffic on roads and highways in the vicinity.

**Section 3.7(4)(C) – The character of the area affected:**

12. The subject parcel is in the HT District, a mixed-use area connecting Stowe Village and Mountain Road Village, with direct access to Mountain Road / Vermont Route 108.
13. The purpose of the HT District is "To control development along the portion of the "lower" Mountain Road between designated growths centers in a manner that encourages continued moderate-density commercial and residential land uses while maintaining high quality development and site design."

14. The proposed tents are seasonal and will only be temporarily installed from May to November. The proposed tents will be used for weddings and other similar events, a temporary use that is consistent with the character of the area and other nearby similar uses.

**Conclusion:** Based on the above findings, the DRB concludes the project complies with the character of the area.

**Section 3.7(4)(D) – Regulations and Ordinances in effect:**

15. This project must comply with the standards set by the Flood Hazard District as well as comply with the standards established by § 3.7, and 3.16 (Site Plan Review). No other known or identified municipal bylaws or ordinances apply to this project.

**Conclusion:** Based on the above findings, the DRB concludes the project complies with the regulations and ordinances in effect.

**Section 3.7(4)(E) – Utilization of renewable energy sources:**

16. This proposed project involves the installation of two temporary tents. The project is not expected to interfere with the sustainable use of renewable energy sources or the access to such resources due to its location at the rear of the lot and its seasonal nature.

**Conclusion:** Based on the above findings, the DRB concludes the project will not interfere with the sustainable use of renewable energy sources.

**Section 3.7(4)(F) – Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, or rare and irreplaceable natural areas.**

17. The proposed seasonal tents will be installed in the rear of the property and generally not visible from VT-108/Mountain Road. The project is not anticipated to have any adverse impact on the scenic or natural beauty of the area, or aesthetics.

18. This property is not located in a mapped rare or irreplaceable natural area.

19. This property is not listed on the state or national historic registry and does not contain any historic sites.

**Conclusion:** Based on the above findings, the DRB concludes the project will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, or rare and irreplaceable natural areas.

**Section 3.7(4)(G) - Project will not result in undue water, noise or air pollution.**

20. The project involves the installation of two temporary tents. Given the nature of the project, it is not expected to create an adverse impact on air pollution.

21. A temporary generator will be placed adjacent to the smaller “cook tent” to provide power during the events. This generator will be removed immediately following the end of each event to be relocated above the 716’ base flood elevation (BFE) line and outside of the mapped floodplain.

22. The project involves the installation of two (2) temporary tents which will be used for special events such as weddings, which may create adverse noise impacts. Each event will have live music and will end at 10:00PM. Most events will occur on Saturday nights, with an occasional Sunday night event.

23. All groups hosting events on property will be informed that all events must end no later than 10:00 PM. This requirement is clearly outlined in event agreements, and both clients and their vendors must acknowledge and sign.
24. During each event, a designated member of the Outbound Stowe team will be onsite to monitor activity and ensure compliance with the event agreement. In addition, a member of the executive team will be present to provide oversight and address any concerns in real time, ensuring that noise levels remain controlled and respectful of the surrounding area.

**Conclusion:** Based on the above findings, the DRB concludes the project may create an adverse impact on noise pollution in the near vicinity due to amplified music, however, with conditions, the project will not create undue water, noise, or air pollution.

### **Section 3.16 – Site Plan Review:**

#### **Access Management & Shared Access:**

25. This project does not propose to modify, add, or otherwise alter the existing access the property. The property gains access from VT-108/Mountain Road, a state highway.

#### **Circulation and Parking:**

26. The proposal involves the installation of two (2) temporary event tents. These will be used for special events for which the existing motel will be generally reserved in its entirety. These events will host up to one hundred and fifty (150) guests.
27. Per § 15, Lodging Facilities must offer one (1) parking space for every guest room plus one (1) parking space for each person employed at peak times. The approved existing uses require a total of one hundred (100) parking spaces; this includes seventy-six (76) lodging rooms, fourteen (14) for the restaurant, and ten (10) for staff. The previously approved site plan shows one hundred (100) parking spaces.
28. The existing on-site restaurant will be closed during these special events, and employees will be required to park offsite. The remaining one hundred (100) parking spaces will be reserved for event guests during full property buyouts. If a smaller private event is taking place, the parking available will be adequate for the number of rooms being reserved for the event.

#### **Pedestrian Circulation and Access:**

29. The existing site contains pedestrian access off the existing sidewalk along Mountain Road. Sidewalks, crosswalks, and pedestrian paths exist across the existing development. No change to the existing pedestrian access or circulation is proposed in this application.

#### **Landscaping and Screening:**

30. No new screening or landscaping is being proposed for this project. Existing landscaping exists on the parcel, and existing buildings will serve as a partial screen of the proposed tents from Mountain Road.

#### **Stormwater Management:**

31. This project does not propose the creation of any new permanent impervious surface or permanently alter existing drainage patterns.

**Conclusion:** Based on the above finding, the DRB concludes this standard is not applicable.

**Outdoor Lighting:**

- 32. This project does not propose the installation of any permanent light fixtures. Eighteen (18) temporary solar powered LED walkway lights will be installed along pathways leading to and from the event tents. As shown on the lighting plan, eight (8) of these lights are proposed to be located below the 716' BFE line. These will be promptly removed immediately after the end of the event so that they are removed from the floodplain.
- 33. The total lumens count from these lights will total nine hundred (900) lumens, since each pathway light emits fifty (50) lumens, with a total of eighteen (18) proposed to be installed during special events. § 4.8 (8) allows for the total light output of light fixtures on a commercial site to not exceed two and one half (2.5) lumens per developed square foot. These temporary lights will not permanently increase the overall levels outdoor lighting on the property.

**Conclusion:** Based on the above findings, the DRB concludes the project will comply with the applicable standards established in § 3.16.

**Section 4.15 – Temporary Structures:**

- 34. §4.15 regulates the installation and use of temporary structures. The Zoning Administrator referred the application to the DRB under §4.15(4). The only applicable criterion is §4.15(3), which limits zoning permits for temporary structures to a maximum duration of six (6) months.
- 35. The proposed tents will be installed from May 2026 until November 2026. This time frame meets the six (6) month maximum duration of time that temporary structures may be installed.

**Conclusion:** Based on the above findings, the DRB concludes the project complies with the applicable temporary structure provisions of Section 4.15.

**Section 7 – Flood Hazard District:**

- 36. Portions of the property are located within the Flood Hazard Overlay. The proposed tents and related equipment will be located within this area. Per §7.4(2), conditional use approval by the DRB is required for any conditional use in the underlying zoning district. Prior to approving a conditional use in the FHOD, the DRB must confirm that the proposed development conforms to all standards in § 7.7.
- 37. Per §7.5(1), prior to issuing a permit, a copy of the application and supporting information shall be submitted to the State of Vermont Rivers Program in accordance with 24 V.S.A. §4424. Notice of the application was sent to the State of Vermont Rivers Program on March 19, 2026. Planning and Zoning received a written response from the Rivers Program on April 14, 2026.
- 38. The Applicant seeks approval to install two (2) temporary event tents. The “main tent” is sixty (60’) feet by seventy (70’) feet, and twenty-five (25’) feet tall, with thirty (30) support posts. There are thirty-four (34) supporting guy lines proposed to anchor the tent.
- 39. The smaller “cook tent” is twenty (20’) feet by twenty (20’) feet, and ten (10’) feet tall with eight (8) poles, each with one (1) supporting guy line per pole. Both tents will be located in the floodway fringe but not in the regulatory floodway.
- 40. Temporary restroom facilities will be installed above the 716’ BFE line outside of the floodplain, to be located near the large cottage unit as represented by the blue rectangle area on the provided emergency access plan.

41. Trash receptables will be located inside the tents during the special events. These will be promptly removed and relocated above the 716' BFE line outside of the floodplain, immediately after each event.
42. In the event of forecasted severe weather or potential flooding, all furniture and equipment will be removed from the event tents to be relocated indoors in advance of the event. The tent structure will be monitored and, if necessary, dismantled prior to a forecasted flood in accordance with vendor safety protocols.
43. No materials or loose items will be left on-site that could contribute to water pollution or floatation hazards. If weather conditions prevent safe use of the tent, the event will be relocated to the indoor venue, Birchwood Hall, located on the property.
44. All scheduled events will be relocated indoors twenty-four (24) hours prior to forecasted storm events potentially leading to inundation or runoff flooding. The caterers will utilize the indoor kitchens on site to prepare food to serve to the guests, therefore not requiring the use of the smaller "cook tent" during inclement weather.
45. Vermont Tent Company will install and remove the tents at the beginning and end of the six (6) month period. They may add more stakes and anchoring lines if deemed necessary for additional structural stability. The tents will have solid wood floors to prevent unnecessary erosion.
46. The proposed tents will be professionally installed and properly secured using engineered anchoring systems appropriate for the site conditions. The tent will include full flooring to provide stability, minimize ground disturbance, and reduce the risk of erosion or sediment displacement.
47. Generators, speakers, power strips, live cables, lighting, and other electrical equipment will be located inside the event tents during scheduled events. These items will be promptly removed from the tents immediately afterwards; nothing loose, electrical, or potentially polluting, will not remain in the floodplain except for use during the event.

**Conclusion:** Based on the above findings, the DRB concludes the project will comply with the standards established by §§ 7.4 & 7.7.

### **DECISION**

Based upon the foregoing findings of fact and conclusions of law, the DRB hereby approves the Applicant's request for conditional use, site plan, and floodplain approval to install two temporary event tents, as outlined in the application dated February 25, 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 02/25/2026;
  - b. Flood Hazard Markup, submitted 3/5/2026;
  - c. WH Stowe LLC Site Plan set with Tent Locations, submitted 03/19/2026;

- d. Cook Tent Elevations, prepared by Ztec Tents, no date;
  - e. Event Tent Elevations, prepared by Anchor Industries, Inc., no date; and
  - f. 4424-Comments\_876 Mountain Road, submitted by the Vermont Department of Environmental Conservation, Watershed Management Division, submitted 4/14/2026.
  - g. Revised Outbound Lighting Plan, no date;
  - h. Revised Narrative, Executive Summary & Notes, dated 4/21/2026;
  - i. OB Stowe – Emergency Access & Portable Toilets Plan, no date;
  - j. Outbound Event Tent #7778 FD Comments, dated 4/21/2026; and
  - k. Tent Permit Email, Bruce Palmer, Assistant State Fire Marshall, dated 4/07/2026.
2. All conditions of prior approvals, except as amended herein, remain in full force and effect.
  3. Prior to the Issuance of a Zoning Permit, the Applicant must complete and/or provide the Zoning Administrator with the following;
    - a. The Flood Hazard Overlay District shall be clearly marked on the property. This marking shall be maintained and left in place the duration of the zoning permit. The portable restroom facilities must be located outside of this area and above the base flood elevation.
    - b. A document including a phone number which members of the public may call in the instance of noise complaints.
    - c. A revised site plan clearly labeling the 716' base flood elevation, and identifying the location of the portable restrooms, the emergency access points, and tent locations. The smaller "cook tent" shall be located a minimum of twenty (20') feet away from the main event tent.
  4. The main event tent must be angled and the tent walls lowered during events to prevent the amplification of noise across the river or towards nearby properties. All music equipment must be installed inside the event tent.
  5. Amplified music shall not exceed 85 dBA measured at the property line.
  6. All events must cease by 10:00 PM, and all amplified music must cease by 9:00 PM. At the conclusion of each event, the Applicant must complete the following:
    - a. The power strips, wires, sound equipment including speakers and microphones, tables and chairs, trash receptacles, generators, plates and silverware, food preparation, display, and heating devices, pathway lights, carpets and rugs, string lights, and any other item not anchored to the ground, must be removed and relocated above the 716' base flood elevation.
  7. Events are to be limited to no more than one hundred and fifty (150) guests.
  8. There shall be no more than fifteen (15) events in total, limited to Fridays, Saturdays, and Sundays.
  9. The existing on-site restaurant shall be closed to the public during events, and employees shall be required to park offsite.
  10. The temporary structures/tents shall not be used for dwelling purposes.
  11. This approval shall expire six (6) months from the date of this decision. At such time, the temporary structures/tents shall either be removed from the premises, or the Applicant shall obtain a new zoning permit in accordance with §4.15(5).
  12. 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: David Kelly, Andrew Volansky, Mary Black, Patricia Gabel, Scott Rank, and Chip Dillon

Voting to deny: None

Abstaining: Michael Diender

The motion PASSED 6-0-1.

Dated at Stowe, Vermont this the <sup>28<sup>th</sup></sup> day of May 2026

By:   
David Kelly, Acting 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.

