



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 7821
Application Date 4/29/2026
Physical Location 2521 STOWE HOLLOW RD
Map ID 02-175.010 **Tax ID** 12067-100
Project Description 2-LOT SUBDIVISION
Owner CHRISTOPHER & OLIVIA STEVENS JOINT TRUST TRUSTEES: CHRISTOPHER & OLIVIA STEVENS
Applicant CHRISTOPHER & OLIVIA STEVENS JOINT TRUST
Applicant Address 2521 STOWE HOLLOW RD
STOWE VT 05672

APPROVALS ON RECORD

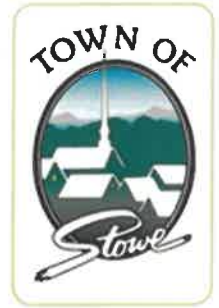
Action Taken	Date	End of Appeal Period	Expiration Date	
DRB DECISION	7/7/2026	8/6/2026	1/3/2027	SEE DRB CONDITIONS

Sarah McShane

Dept. of Planning and Zoning

**TOWN OF STOWE
DEVELOPMENT REVIEW BOARD**

Findings of Fact & Conclusions of Law



PROJECT # 7821

SUBJECT PROPERTY 2521 Stowe Hollow Road, Stowe, VT 05672 (#02-175.010)

PROPERTY OWNER/APPLICANT

Christopher & Olivia Stevens Joint Trust
2521 Stowe Hollow Road
Stowe, VT 05672

APPLICATION

The Property Owner/Applicant, Christopher & Olivia Stevens Joint Trust (herein referred to as the "Applicant"), requests combined preliminary and final subdivision review for a 2-lot subdivision. As proposed, the ±10.05-acre property will be subdivided into two (2) lots as follows: Lot 1 being ±5.03 acres and Lot 2 being ±5.02 acres. Proposed Lot 1 is presently developed and contains a single-family dwelling, garage, driveway, and related site improvements. Proposed Lot 2 is planned for future residential development. Each lot will be served by their own individual driveways directly off Stowe Hollow Road, a Class-3 town highway. The subject property is within the Rural Residential 5 (RR5) zoning district.

The subject ±10.05-acre lot was created in 1986, upon the transfer of a "10.12 acre" piece of land from H.D. Burnham's Farm to Hans & Delia Hoffer. This transfer of land occurred during a period of time when 10-acre subdivisions of land were exempt from Town of Stowe Subdivision Regulations. This "10-acre" exemption ended on July 1, 1994. A survey of the subject parcel is recorded in Book 5, Page 111 of the Town of Stowe Land Records, dated July 1, 1986. 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 April 29, 2026. The application was accepted as administratively complete by Zoning Administrator Sarah McShane on April 29, 2026 and was referred to the DRB for a public hearing. A public hearing of the DRB was scheduled for June 2, 2026 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 May 14, 2026. The 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 June 2nd review included: David Kelly (acting chair), Mary Black, Patricia Gabel, Scot Baraw, Chip Dillon, and alternate Scott Rank. 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. Christopher Stevens, 2521 Stowe Hollow 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 4/29/26;
2. Narrative, prepared by Mumley Engineering, dated 4/28/26;
3. Site Plan, C-1, prepared by Mumley Engineering, dated 4/15/26;
4. Draft Plat Christopher and Olivia Stevens Joint Trust Proposed Subdivision, prepared by Gilson Land Surveying, Inc., dated for review, 4/21/26; and
5. Driveway Entrance Permit, Christopher & Olivia Stevens Joint Trust, dated 4/17/26.

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. §16.103 of the Zoning Regulations define the term Lot Area or Size to mean: The area or size of a lot, not including the land lying on the street side of the street line.
4. The Applicant proposes a 2-lot subdivision as follows: Lot 1 being ±5.03 acres and ±530 feet in width and Lot 2 being ±5.02 acres and ±515 feet in width.
5. **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.
6. **Use.** Lot 1 is presently developed containing an existing single-family dwelling, garage, driveway, and related site improvements. Proposed lot 2 is presently undeveloped but designed to support future residential development.
7. **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. Each proposed lot contains sufficient land area to support either one (1) single-family or one (1) two-family dwelling.

8. Lot 2 is designed to support a future residential dwelling within the allowed density. Lot 1 has an existing single-family dwelling and will maintain the allowed density.

Conclusion: Based upon the above findings, the DRB concludes that the subject lot and the proposed Lots 1 and 2 conform to all applicable dimensional requirements.

Section 5.1 – GENERAL PLANNING STANDARDS - SUBDIVISION REGULATIONS

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

9. Both lots are intended and designed to support residential use. Lot 1 is presently developed, containing an existing single-family dwelling, garage, driveway, and related site improvements.
10. Both proposed Lots 1 and 2 comply with the lot size minimums of the RR5 District.
11. Lot 1 has an existing private wastewater system. As proposed, Lot 2 will be served by a new private on-site wastewater disposal system and well. The Applicant has not yet applied for a Vermont State Wastewater permit. The proposed location for this system is shown on the provided site plan.
12. Lot 2 is located adjacent to Stowe Hollow Road, has suitable road access which allows for a driveway to be constructed which complies with the Stowe Fire Department standards. The proposed building zone on Lot 2 is designed to avoid steep slopes, and the proposed clearing limits on Lot 2 will allow for additional privacy on and off site.
13. Lot 1 contains an existing driveway. The proposed driveway on Lot 2 has received a driveway entrance permit, has been designed to prevent steep (>15%) slopes and does not conflict with the intersection between Stowe Hollow and Dewey Hill Road.
14. No mapped wetlands or streams exist on the subject parcel.
15. The proposed lots sit amongst other similarly sized rural residential lots along Stowe Hollow Road.

Conclusion: Based on the above findings, the DRB concludes that 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 neighborhood.

Section 5.1(2) – Natural and Scenic Features:

16. The subject property contains no Class II wetlands, mapped streams, or other water bodies.
17. The subject parcel contains statewide prime agricultural soils in the northwest corner of proposed Lot 1 near the existing driveway access and current residential development. Proposed Lot 2 does not contain any mapped prime agricultural soils.
18. The existing driveway serving proposed Lot 1 currently impacts the statewide prime agricultural soils. No new or additional impacts to the prime agricultural soils are proposed under this application.
19. There are no other water bodies, ground water resources, scenic meadowland, important forest resources, aesthetic resources, or scenic vistas which will be impacted by this project.
20. Proposed clearing limits are shown on the plan and are designed in a manner to screen a future residence on Lot 2 from view from Stowe Hollow Road. An existing row of six (6) evergreens will remain to provide additional screening. These trees are shown on the site plan.
21. Per the VT ANR Atlas, proposed Lot 2 is defined by slopes of 15-20%, with areas of 5-15% and a small pocket of area with a slope of 20-25%. The contours are shown on the provided site plan, and the driveway serving Lot 2 has been designed to minimize impacts on steep slopes. The proposed future dwelling site is located where the slope is minimal.

22. The proposed driveway serving Lot 2 will require grading and fill to establish a connection with Stowe Hollow Road and to achieve an acceptable grade between the roadway and the proposed future dwelling site.

Conclusion: Based on the above findings, the DRB concludes that the subdivision is designed to prevent undue adverse impacts 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 the subject property.

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

23. According to the ANR Natural Resources Atlas, the proposed subdivision does not contain any significant natural communities, natural communities, or deer wintering areas.

24. A Level 4 (out of 10) priority habitat block exists across the entirety of proposed Lot 2. This Habitat block exists between Upper Hollow Road and Stowe Hollow Road and primarily consists of unbroken woodland.

25. The proposed building zone and future potential dwelling site on Lot 2 is located close to Stowe Hollow Road and will require minimal clearing and site work, which may have a minor impact on the defined habitat block.

Conclusion: Based on the above findings, the DRB concludes that the proposed subdivision will not have an undue adverse impact on significant wildlife habitat areas.

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

26. The subject parcel is within a rural area and does not contain any designated historic sites.

27. The proposed lots are screened by existing and proposed tree lines and are lower in elevation than Stowe Hollow Road.

28. There are no open fields present on the subject lot. Proposed Lot 2 is currently forested.

Conclusion: Based on the above findings, the DRB concludes that the project will not impact historic resources or the character of the community.

Section 5.1(5) – Reserved Strips:

29. No reserved strips are proposed. Each lot will utilize individual private access off of Stowe Hollow Road.

Conclusion: Based on the above finding, the DRB concludes that no reserved strips are proposed.

Section 5.1(6) – Screening and Landscaping:

30. Except for the existing residential development on proposed Lot 1, the property is currently forested. The Applicant proposes to establish clearing limits on Lot 2, as shown on the provided site plan.

31. Lot 2 is designed to support future residential development.

32. The proposed Site Plan identifies a building zone on Lot 2, which sits within the proposed clearing limits.

33. An overhead power line splits proposed Lot 2 into three (3) forested areas. The clearing proposed will meet the edge of the Stowe Electric Department right-of-way.

34. As shown on the site plan, the Applicant proposes to maintain the existing row of six (6) evergreen trees that are approximately seventy (70') feet from the edge of Stowe Hollow Road, representing the edge of the proposed building zone. This will create a minor screen between the building zone of proposed Lot 2 and Stowe Hollow Road.

35. Existing vegetation is located along Stowe Hollow Road, which will remain to provide additional screening to Lots 1 and 2. This is shown on the provided site plan

36. Any additional clearing associated with the proposed development is located downslope of the proposed residential development and away from Stowe Hollow Road. While the clearing may increase the visibility of the development from certain off-site locations, any visual impacts are expected to be limited and primarily visible from the north and east. The development will remain largely screened from Stowe Hollow Road and neighboring properties, and the existing tree cover within the area proposed for clearing is relatively sparse.

Conclusion: Based on the above findings, the DRB concludes that the project has been designed with adequate screening of the proposed building zone on Lot 2.

Section 5.1(7) – Pedestrian Access:

37. The project is in a rural area of town where pedestrian improvements are limited. The Applicant is not proposing any pedestrian improvements or connections.

38. Given the low-density nature of the proposed development and the absence of existing pedestrian facilities or trail networks to connect with, the Board finds that the provision of pedestrian access improvements is not warranted for the proposed rural low density subdivision.

Conclusion: Based on the above findings, the DRB concludes no pedestrian improvements are proposed or required to serve the proposed subdivision.

Section 5.1(8) – Traffic:

39. The proposed lots are/will be residentially developed.

40. The Applicant provided a Driveway Access permit for Lot 2, which is included in the hearing record.

41. Per the ITE trip manual for a single-family dwelling, the additional residential dwelling is expected to create one (1) additional peak hour trip, directly accessing the Town of Stowe public highway network.

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

Section 5.1(9) – Municipal Facilities:

42. 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.

43. No Municipal Department review forms returned indicated that the proposed development would have any adverse impact on existing or planned community facilities and services.

44. The Applicant's narrative and site plan presented shows that each lot will have individual on-site water supply and wastewater disposal.

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

Section 5.1(10) – Lot Configuration:

45. Lots 1 & 2 are proposed to be divided by a straight shared property line to create two (2) separate residential lots. The proposed boundary line generally runs east to west.

46. Both lots have four sides and are not flag lots, elongated lots, or otherwise odd-shaped or narrow lots.

Conclusion: Based on the above findings, the DRB concludes that the project has been designed to conform to Section 5.1(10). Lots 1 & 2 are designed to be regular shaped lots.

Section 5.1(11) – Building Zone:

47. The provided site plan shows applicable setback lines per the RR5 District.

48. The proposed Site Plan shows a proposed building zone for Lot 2. The building zone has been designed to conform with the applicable front and side setbacks and respects the fifty (50') foot wide overhead utility easement to Stowe Electric Department, as shown on the site plan. This easement constitutes the southern side and eastern (rear) sides of the proposed building zone.

Conclusion: Based on the above findings, the DRB concludes that the building zone on Lot 2 has been designed to conform to Section 5.1(11). The building zone is of an appropriate size and location to contain future residential development.

Section 5.1(12) – Fire Protection Facilities:

49. The future dwelling on Lot 2 will be appropriately accessible from Stowe Hollow Road. This proposed driveway will have a setback distance of twenty-five (25') feet from the edge of the driveway access to the shared property line where it leaves Stowe Hollow Road. The driveway will then turn towards the south, reducing the grade of the driveway as it enters the building zone.

50. The proposed driveway accessing Lot 2 will have a grade of approximately ten (10%) percent as shown on the provided site plan. This driveway has a length of two hundred (200') feet, with a twenty (20') foot long approach, a minimum width of twelve (12') feet, and a turn-around area with the dimensions of forty-four (44') feet by thirty-four (34') feet at the future dwelling site, as shown on the provided site plan.

51. Lot 1 contains an existing residential dwelling, driveway, and parking / turnaround area.

Conclusion: Based on the above findings, the DRB concludes that the driveway serving Lot 2 has been designed to conform to Section 5.1(12).

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

52. Lot 2 is anticipated to be residentially developed in the future. No other subsequent development plans are known or proposed at this time.

Conclusion: Based on the above finding, the DRB concludes that the project has been designed to conform 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, and driveways. No private enforcement mechanisms are necessary.

Conclusion: Based on the above finding, the DRB concludes that this section is not applicable.

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

54. The subject parcel is not located within the RHOD.

Conclusion: Based on the above finding, the DRB concludes that this section is not applicable.

Section 5.3 – Open Space and Cluster Development:

55. The proposed two (2) lot subdivision is not part of a larger previously approved subdivision and is not required to designate open space.

Conclusion: Based on the above finding, the DRB concludes that this section is not applicable.

Section 5.5 – Utilities and Stormwater Management:

- 56. Section 5.5(4) states “All stormwater management activities required by the Town shall adhere to current State of Vermont erosion prevention and sediment control standards and to the requirements of Section 3.12 of the Stowe Zoning Regulations.
- 57. Lots 1 is presently developed, and Lot 2 is anticipated to be developed residentially in the future. Lot 2 will gain electric service from Stowe Electric Department. The power lines serving proposed Lot 2 will be buried.
- 58. The existing impervious area is roughly ±0.18 acres between the existing house and driveway on Lot 1. Roughly ±0.13 acres is proposed to become impervious area from a future dwelling and driveway on Lot 2, not included in this application.
- 59. The total proposed disturbance area is roughly ±0.65 acres across both Lots 1 and 2.
- 60. The Site Plan shows where silt fencing will be installed to aid in preventing stormwater runoff from exiting future construction and disturbance areas and running further downslope and offsite.
- 61. Typical erosion control measures, including silt fence and a construction entrance, are shown on the Site Plan for Erosion Prevention and Sedimentation Control (EPSC), as well as Stormwater Construction Notes for all site construction.
- 62. An existing eighteen (18”) inch culvert crosses under Stowe Hollow Road, as shown on the provided site plan. This culvert directs water onto the property towards the proposed driveway and dwelling serving Lot 2. The proposed driveway serving Lot 2 will require drainage improvements and culvert(s) to accommodate this existing runoff.

Conclusion: Based on the above findings, the DRB concludes the proposed subdivision conforms to the applicable provisions of §5.5.

DECISION

The DRB hereby approves the Applicant’s request for combined preliminary and final subdivision approval (Project 7821) as described in the application dated April 29, 2026 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 include:

- 1. Development Application, dated 4/29/26;
- 2. Narrative, prepared by Mumley Engineering, dated 4/28/26;
- 3. Site Plan, C-1, prepared by Mumley Engineering, dated 4/15/26;
- 4. Draft Christopher and Olivia Stevens Joint Trust Proposed Subdivision Plat, prepared by Gilson Land Surveying, Inc., dated for review, 4/21/26; and
- 5. Driveway Entrance Permit, Christopher & Olivia Stevens Joint Trust, dated 4/17,26.

- 2. All conditions of prior approvals, except as amended herein, remain in full force and effect.
- 3. No subdivision of land shall be made, and no land in any subdivision shall be sold or offered for sale, and no street or utility construction shall be started until a subdivision plat, prepared in accordance with the


requirements of the Regulations, has been approved as per the Regulations, and has been recorded in the office of the Stowe Town Clerk.

4. 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.*
5. 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.
6. The recorded subdivision survey plat shall clearly identify the building zone and clearing limits on Lot 2.
7. Monuments shall be placed on all subdivided parcels in conformance with the Rules of the Board of Land Surveyors.
8. Clearing and removal of trees shall be restricted to the areas shown on the approved plan(s). Lands outside of the approved clearing limits shall be left undisturbed except as necessary to remove dead or diseased trees, recreational trail(s), and to promote the health of the forest. These clearing limits shall be shown on the final subdivision plat.
9. The electrical and other utilities to serve Lot 2 shall be installed below ground, unless otherwise approved by the DRB.
10. Prior to the construction of the driveway serving Lot 2, the Applicant shall obtain a zoning permit. The culvert associated with the driveway shall be designed and installed in accordance with the Town's current Public Works-approved Road and Bridge Standards. The driveway shall enter the approved building zone at the location depicted on the approved site plan.
11. Prior to Certificate of Occupancy (CO) on Lot 2, the Applicant must complete and submit the following:
 - a. A registered engineer shall certify that the driveway on Lot 2 was constructed in accordance with the approved plans.
12. Site construction and development of Lot 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.
13. 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: David Kelly, Mary Black, Patricia Gabel, Scot Baraw, Chip Dillon, Scott Rank

Voting to deny: None

Dated at Stowe, Vermont this the 17 day of July 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.

