



**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** 7736  
**Application Date** 10/31/2025  
**Physical Location** SALVAS LN LOT 7  
**Map ID** 03-053.100 **Tax ID** 05000  
**Project Description** AMENDMENT TO LOT 7 BUILDING ZONE AND DRIVEWAY RELOCATION FOR LOTS 6 AND 7  
**Owner** MOSCOW MEADOWS LLC  
**Applicant** JOHN GRENIER GRENIER ENGINEERING  
**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 | 1/6/2026 | 2/5/2026             | 7/5/2026        |

*Sarah McShane*

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Dept. of Planning and Zoning

**TOWN OF STOWE  
DEVELOPMENT REVIEW BOARD**

**Findings of Fact & Conclusions of Law**



**PROJECT:** 7736

**SUBJECT PROPERTY:** Lots 6 & 7, Moscow Meadows Subdivision; Tax Map# 03-053.100

**PROPERTY OWNER/APPLICANT**

Moscow Meadows LLC  
PO Box 120  
Stowe VT, 05672

**APPLICATION**

The Applicant, Grenier Engineering on behalf of the property owner Moscow Meadows LLC (referred herein as the 'Applicant'), requests approval for a building zone adjustment and driveway relocation on Lots 6 & 7 of the Moscow Meadows Subdivision. This project was originally approved by the Development Review Board (DRB) under Project #3970. Lots 6 & 7 are under common ownership, and Lot 7 is currently undeveloped.

The proposed adjustments will result in the following:

- The building zone on Lot 7 is proposed to be widened by ten (10') feet to the east to meet the new internal setback line, from the lot line adjustment approved by Project # 7735, and expanded further south-east until it meets the twenty (20') foot wide septic piping easement boundary and previously approved limits on the eastern edge of the building zone.
- The proposed driveway will be relocated from the western side of the building zone of Lot 7, to the eastern side of the proposed amended building zone. The proposed driveway will continue to be accessible via Salvas Lane.
- The driveway serving Lot 6 will be relocated from the eastern side of the building zone to the western side of the building zone. The driveway will continue to be accessible via Salvas Lane.

The subject lot is located off Salvas Lane, a privately owned and maintained road, in the Rural Residential 2 (RR2) Zoning District. The application was reviewed by the DRB as a subdivision amendment under 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 filed by the Applicant on October 31, 2025. The application was accepted as administratively complete by Zoning Administrator Sarah McShane and referred to the DRB for a public hearing. A public hearing was scheduled for December 2, 2025 and 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 November 13, 2025. The Applicant submitted the Certificate of Service on November 9, 2025.

The public hearing to consider the application convened on December 2, 2025 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: Drew Clymer, David Kelly, Mary Black, 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, Grenier Engineering, P.O. Box 445, Waterbury, VT 05676
2. Dave Lachtrupp, Gristmill Builders, 5430 Waterbury-Stowe Rd, Waterbury Center, VT 05677
3. Brendan O'Reilly, Moscow Meadows LLC, P.O. Box 120, Stowe, VT 05672

### **THE HEARING RECORD**

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

1. Development Application, dated 10/31/25
2. Project Narrative, prepared by Grenier Engineering, dated 10/31/25
3. Lot Line Adjustment Site Plan, C-1, dated 10/28/2025

### **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 for a subdivision amendment 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 5- Zoning Districts
- Section 6- Uses, Dimensional Requirements and Density

And the following sections of the Subdivision Regulations (as amended through July 16, 2012):

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

### **DIMENSIONAL REQUIREMENTS**

#### **Zoning District.**

1. The subject parcel is located within the Rural Residential 2 (RR2) zoning district.

#### **Lot Area, Lot Width.**

2. The Applicant requests approval for building zone and driveway placement adjustment within previously approved Lot 7.
3. Lot 7 consists of ±1.73 acres and has a lot width of approximately 360 feet. The previously approved Lot 7 width was approximately 350 feet, which has recently been amended by a minimal alteration approval, project #7735. This approval has yet to be recorded.

## **Setbacks.**

4. Setback requirements within the RR2 District, as outlined under Table 6.2 are: front sixty feet (60'), side fifty feet (50'), and rear fifty feet (50').
5. The DRB decision for Project #3970, dated July 13, 2009, which granted final subdivision approval for the Moscow Meadows Subdivision, includes a double setback for the perimeter of the subdivision, with 10-foot internal setbacks. Thus, Lot 7 follows a 10-foot side setback instead of a standard 50' side setback.
6. The DRB decision for Project #3970, recorded on January 19, 2010, included a recorded plat (Book 19, Page 9), which showed proposed driveways along Salvias Lane but did not include setbacks or specific driveway measurements therein.

**Conclusion:** Based on the above findings, the DRB concludes the proposed building zone and driveway adjustment complies with all applicable dimensional requirements.

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

7. Upon review, the DRB concludes the project will have no impact on the following review standards:
  - Section 5.1(1) – Character of Land for Subdivision
  - Section 5.1(2) – Natural and Scenic Features
  - Section 5.1(3) – Protection of Significant Wildlife Habitat and Natural Communities
  - Section 5.1(4) – Historic Resources and Community Character
  - Section 5.1(5) – Reserved Strips
  - Section 5.1(6) – Screening and Landscaping
  - Section 5.1(7) – Pedestrian Access
  - Section 5.1(8) – Traffic
  - Section 5.1(9) – Municipal Facilities
  - Section 5.1(10) – Lot Configuration
  - Section 5.1(12) – Fire Protection Facilities
  - Section 5.1(13) – Disclosure of Subsequent Development Plans
  - Section 5.1(14) – Private Enforcement Mechanisms
  - Section 5.2 – Prominent Hillside and Ridgelines (RHOD)
  - Section 5.3 – Open Space and Cluster Development
  - Section 5.5 – Utilities and Stormwater Management

**Conclusion:** Based on the above finding, the DRB concludes the above standards are not applicable. The project will have no impact on any of the above standards.

## **Section 5.1(11) – Building Zone**

8. The Regulations require the DRB to find that the proposed subdivision provides adequate building sites for each proposed lot. Such sites may be restricted to a specific building zone, to be depicted on the plat, located and sized to ensure compliance with all of the provisions of Section 5 of the Regulations.
9. A building zone was established on Lot 7 as part of the originally approved Moscow Meadows subdivision (Project #3970). The building zone on Lot 7 is proposed to be modified under this application. As proposed, the project will provide an expanded building zone for Lot 7 to support the future construction of an anticipated single-family dwelling and related site improvements.

**Conclusion:** Based upon the above findings, the DRB concludes the proposal complies with Section 5.1(11) – Building Zone.

## Section 5.4(3)- Access Roads and Driveways

10. The Regulations require that all access shall meet the requirements of Section 3.1 (Access Management and Frontage Requirements) of the Zoning Regulations.
11. Both the proposed driveway on Lot 7 and the relocated driveway on Lot 6 will continue to be accessible via Salvus Lane, a private road. Neither driveway will be directly accessed via State or Town highways.
12. The relocation of the proposed driveways will not affect the public road network.
13. The relocation of the proposed driveways will not change their length, approach, or encroach into the ten (10') side internal setbacks.

**Conclusion:** Based upon the above findings, the DRB concludes the proposal complies with Section 5.4(3) – Access Roads and Driveway.

### **DECISION**

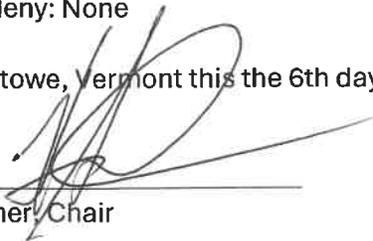
Based upon the foregoing findings of fact and conclusions of law, the DRB hereby approves the Applicant's request for a building zone adjustment and to relocate the driveways on Lots 6 & 7. as outlined in the application dated October 31, 2025, and supplemental materials, subject to the following conditions 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:
  1. Development Application, dated 10/31/25
  2. Project Narrative, prepared by Grenier Engineering, dated 10/31/25
  3. Lot Line Adjustment Site Plan, C-1, dated 10/28/25
4. All conditions of prior subdivision approvals, except as amended herein, remain in full force and effect.
5. 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 Subdivision Regulations and shall include the following notations:
  - 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".*
6. The Applicant shall file the final survey plat for this approval, 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 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.
7. 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, Mary Black, Peter Roberts, Andrew Volansky, Patricia Gabel, and Tom Hand

Voting to deny: None

Dated at Stowe, Vermont this the 6th day of January, 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.

