



**Town of Stowe
Development Review Board
Meeting Minutes – December 3, 2024**

A regular meeting of the Development Review Board was held on Tuesday, December 3, 2024, starting at approximately 5:00 pm. The meeting was held at the Stowe Town Office with remote participation using the “Zoom” application.

Members Present: Drew Clymer, Mary Black, Tom Hand, Andrew Volansky, David Kelly, Alternate Lynn Altadonna, Alternate Scot Baraw, and Alternate Michael Diender- present via zoom.

Staff Present: Sarah McShane- Planning and Zoning Director, Kayla Hedberg- Planning & Zoning Assistant

Others Present in Person: [See sign-in attendance sheet]

Meeting Chair Clymer called the meeting to order at approximately 5:00pm.

Project #: Project #:7431(Cont. from 11/05)

Owner: Extra Mile LLC

Tax Parcel #:06-024.000

Location: 14 Barrows Rd

Project: Convert two lodging cottages to single family dwellings

Zoning: RR2/5

Participating DRB Members: D. Clymer, T. Hand, D. Kelly, and M. Diender. P. Gabel and W. Ardolino will review the recording.

D. Clymer re-opened the continued hearing for Project 7431. T. Mumley, L. Hunter and M. Fucile were present and were sworn in by D. Clymer at approximately 5:02 pm.

T. Mumley discussed that the need to connect water and sewer does not apply to this project given a number of complications. He also mentioned that the project's density requirement was met, allowing the two lodging cottages to become residential dwelling units. T. Mumley referred to the prior Zoning Board of Adjustment's (ZBA) decision that recognized the non-conforming use of the properties as an inn and a restaurant operating as lodging and required the two properties to be retained as one.

T. Mumley proposed a full boundary survey that would be recorded to document the property as one parcel.

D. Clymer asked for public comments and questions.

D. Kelly motioned to close the hearing, seconded by L. Altadonna. The motion passed 5-0-2.

D. Clymer, T. Hand, D. Kelly, M. Diender and L. Altadonna voting in the affirmative. M. Black and A. Volansky abstaining.

Project #: 7464 (Cont. from 11/05)

Owner: Richard & Bethany Gibbs

Tax Parcel #:07-126.010

Location: 721 Birch Hill Rd

Project: Construct 2 car garage

Zoning: RR3/RHOD

Participating DRB Members: D. Clymer, T. Hand, D. Kelly, and M. Diender, P. Gabel, W. Ardolino, and P. Roberts will review the recording.

D. Clymer re-opened the continued hearing for Project 7464. Representing the applicant were T. Mumley, A. Volansky, and R. Gibbs, present via Zoom, they were sworn in by D. Clymer at approximately 5:12pm.

T. Mumley discussed the boundary line between the two lots which was not initially shown on the plans. A proposed boundary line adjustment was suggested to ensure the proposed garage was outside the setbacks of the new property line. T. Mumley also mentioned that they would file a separate application for the boundary line adjustment. T. Mumley provided supporting aerial imagery dating back to 2006 regarding the existing clearing and previously approved clearing, verifying that the area in question had been cleared before the original RHOD approval.

T. Hand questioned whether there would be enough room to maneuver the equipment being stored in the garage.

R. Gibbs confirmed that there was enough room as small recreational vehicles and lawn equipment would be stored in that garage.

D. Clymer asked for public comments and questions.

T. Hand motioned to close the hearing, seconded by D. Kelly. The motion passed unanimously.

Project #: 7355 (re-open hearing)

Owner: Jameson Partners LLC 926 & 928 Pitt St LLC's & Donahue N & K

Tax Parcel #: 07-034.000

Location: 782 Mountain Rd

Project: Re-Open Hearing on Construction of a 48-unit, predominantly retirement rental housing, building and associated site improvements.

Zoning: HT/FHD

Participating DRB Members: D. Clymer, M. Black, A. Volansky, L. Altadonna, and M. Diender. P. Gabel and W. Ardolino will review the recording.

D. Clymer re-opened the continued hearing for Project 7355. Aaron Stewart was present via Zoom representing the applicant.

A. Stewart verified that modifications were made to improve setbacks, and an outdoor lighting photometric survey was completed. A. Stewart explained they are still waiting on parking calculations and the change of use related to the existing office facility in order to satisfy the

96 parking requirements. A. Stewart requested a continuance.

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98 M. Black motioned to continue the hearing to a date and time certain of January 21, 2025, seconded
99 by M. Diender. The motion passed unanimously.

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101 **Project #:7492**

102 **Owner: Thomas & Mary Allraum**

103 **Tax Parcel #:14-003.010**

104 **Location:1027 Spruce Peak**

105 **Project: Construct garage addition 2 story 2 bay w/ living space**

106 **Zoning: RR5/RHOD**

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108 **Participating DRB Members: D. Clymer, T. Hand, M. Black, A. Volansky, D. Kelly, L. Altadonna,**
109 **and M. Diender.**

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111 D. Clymer opened the hearing for Project 7492. Architect B. Hamor was present for the applicant
112 and sworn in by D. Clymer at approximately 5:30.

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114 B. Hamor discussed that the property is not visible from any public vantage point, except for a brief
115 moment as one drives up the hill towards the Mount Mansfield Ski Academy parking lot. B. Hamor
116 described the proposed project as a two-car garage with living space above the garage, which
117 would be designed to relate architecturally to the existing structure. The lights will not be visible
118 from any public vantage point. B. Hamor presented several photographs to support the proposal
119 and emphasized that the property is not visible from any public vantage point.

120
121 T. Hand inquired about the visibility of the proposed garage from the ski slopes. B. Hamor stated
122 that it would not be any more so than what is already seen.

123
124 A. Volansky asked for clarification regarding the garage slab. B. Hamor discussed the elevations of
125 the proposed building, confirming that the proposed building height was slightly shorter than the
126 existing structure, after reviewing the Stie Plans A 2.00 and A 2.01 the garage slab elevation was
127 confirmed to be at 98'-6".

128
129 A. Volansky expressed concern about clear limits, and grading, he also suggested establishing an
130 existing and proposed tree line for the project and the need for erosion control measures due to the
131 steepness of the site. A. Volansky also requested the light fixtures be dark sky compliant.

132
133 D. Clymer asked for public comments and questions.

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135 D. Kelly motioned to continue the hearing to a date and time certain of January 7, 2025, seconded
136 by M. Black. The motion passed unanimously.

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138 **Project #:7488**

139 **Owner: J L Schoff & S B Waschak**

140 **Tax Parcel # :09-033.000**

141 **Location:0 Elmore Mountain Rd**

142 **Project: Two lot Subdivision including a boundary line adjustment with 1146 Elmore**
143 **Mountain Road**

Zoning: RR5

Participating DRB Members: D. Clymer, T. Hand, A. Volansky, D. Kelly, S. Baraw, M. Diender, and L. Altadonna.

D. Clymer opened the hearing for Project 7488. C. Austin, J. Kissell, and E. Schoff, present via zoom, were present for the applicant and sworn in by D. Clymer at approximately 5:53

C. Austin described the proposed 2-lot subdivision involving a 73-acre property at 1146 Elmore Mountain Road. The proposed project involves subdividing the neighboring parcel, resulting in a 69.2-acre lot (Lot A) and a 5.08-acre lot (Lot B). Lot B would be accessed via a 50-foot right of way across the 1146 parcel. The project includes a minor lot line adjustment between 1146 Elmore Mountain Road and the larger parcel at 0 Elmore Mountain Road, increasing the width of the Kissel parcel by 2 feet. C. Austin also mentioned a dimensional requirement to meet the zoning access requirement, which would allow for more than one driveway every 600 ft.

E. Schoff confirmed that the entire property was currently in use and that there was a contract for the sale of a portion of the land, which would remain in current use.

C. Austin also noted that Lot B was designed for possible future residential development, despite J. Kissell not having immediate plans to develop it.

D. Clymer inquired about subsequent development plans-what the future plans for development may be. C. Austin indicated that Lot B could consist of single-family homes and Lot A had potential for development. C. Austin clarified this was a general indication, that there were no proposed development plans at this time.

L. Altadonna inquired about electric coverage and running power lines since the property is bisected by Stowe and Morrisville.

E. Schoff confirmed that Morrisville Water and Light services their property.

D. Clymer asked for public comments and questions.

T. Hand motioned to close the hearing, seconded by L. Altadonna. The motion passed unanimously.

Other Business:

None.

Approval of Minutes:

A. Volansky motioned to approve the meeting minutes from November 19, 2024. D. Clymer seconded the motion. The motion passed unanimously.

L. Altadonna motioned to adjourn, seconded by D. Clymer. The motion passed unanimously. The hearing adjourned at approximately 6:15 p.m.

Respectfully Submitted,

192 Kayla Hedberg
193 Planning and Zoning Assistant