



**Town of Stowe
Development Review Board
Meeting Minutes – February 4, 2025**

A regular meeting of the Development Review Board was held on Tuesday, February 4, 2025, 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, Peter Roberts, and Patricia Gabel.

Staff Present: Sarah McShane- Planning and Zoning Director, Ryan Morrison – Deputy Zoning Administrator

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

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

Project #: 7325 (Cont. from 1/7/25)

Owner: Stowe Country Club LLC c/o Stowe Mountain Lodge

Tax Parcel #: 06-081.000

Location: 744 Cape Cod Rd

Project: Preliminary Review for 42-lot Subdivision/PUD including Club House, Recreational Amenities, and Residential Uses.

Zoning: RR2/RR3

D. Clymer re-opened the continued hearing for Project 7325. Representing the Applicant was S. Gaines and R. Apple. Interested persons included C. Pineles-Mark and present via Zoom, J. Dumont and S. Baraw, they were sworn in by Chair D. Clymer.

With no further comments from the DRB Board, applicants or interested persons the DRB decided to close testimony on this application.

M. Black made a motion to close the hearing. It was seconded by D. Kelly. The motion passed unanimously.

Project #: 7516

Owner: Apres Spa LLC

Tax Parcel #: 07-312.040

Location: 68 Central Dr

Project: Install Outdoor Sauna & Deck in Association with Existing Office Use

Zoning: RR 1/ SHOD

D. Clymer opened the hearing for Project 7516. Applicant H. Russo was sworn in by D. Clymer. H. Russo explained she was seeking to install an outdoor sauna and deck in association with her existing office use. The sauna would be for personal and client use.

47 D. Clymer reviewed the relevant standards. M. Black brought up the issue of pedestrian circulation
48 and access, D. Clymer asked H. Russo if she would be willing to add a footpath as a condition of
49 approval, to which she agreed.

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51 P. Gabel motioned to close the hearing. It was seconded by D. Kelly. The motion passed
52 unanimously.

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54 **Project #: 7515**

55 **Owner: Chris Walton**

56 **Tax Parcel #: 02-197.010**

57 **Location: 500 Hidden Valley Rd**

58 **Project: Construct Accessory Parking Area in RHOD**

59 **Zoning: RR5/RHOD**
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61 D. Clymer opened the hearing for Project 7515. Representing the Applicant was Tyler Mumley who
62 was sworn in by D. Clymer.

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64 T. Mumley described the construction of an accessory parking area to park additional equipment at
65 500 Hidden Valley Road. Highlighting the addition of a stormwater management system to treat
66 runoff from the parking lot. D. Clymer clarified for the record that this project is for clearing only to
67 construct a gravel pad for the storage of vehicles and equipment. T. Mumley verified there would be
68 no additional clearing beyond what is shown on the plans, and that they incorporated the
69 stormwater controls within the already proposed area of development. The DRB reviewed the
70 applicable RHOD standards.

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72 T. Hand motioned to close the hearing. M. Black seconded the motion. The motion passed
73 unanimously.

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75 **Project #: 7517**

76 **Owner: Mink Properties LLC**

77 **Tax Parcel #: 08-026.030**

78 **Location: 965 Brownsville Rd**

79 **Project: Modify Previously Approved Clearing Limits for Lot 3**

80 **Zoning: RR5**
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82 D. Clymer opened the hearing for Project 7517. Applicant T. Mumley and G. Mink were sworn in by
83 D. Clymer.

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85 T. Mumley discussed his request for after-the-fact approval of revised clearing limits for a 5-acre
86 parcel at the end of Brownsville Road. The parcel was originally part of a 3-lot subdivision, and the
87 original building zone and clearing limits were defined during the approval process. T. Mumley
88 sought approval for the current clearing limits, which were based on a survey done in January 2024.
89 The original approval did not include driveway access. T. Mumley proposed a new driveway
90 location that would make more sense for the property and explained the rationale for siting the
91 driveway at this location. T. Mumley and G. Mink discussed the presence of an electrical box and
92 current logging roads, explaining that the current logging road is a more suitable access point for
93 the driveway. T. Mumley concluded that the proposed driveway location would be more suitable

and would not require significant clearing.

D. Clymer discussed the development of the property, including the initial approval for a driveway and septic system location, which were later revised due to zoning requirements. T. Hand asked for clarification regarding the planning behind the septic and driveway placement. G. Mink clarified that the initial clearing was done in 2022 before the house layout was finalized, and the original site plan was amended to meet the approved areas.

T. Hand inquired about the delay in requesting a new permit. T. Mumley attributed the application delay to being too busy and not prioritizing the task.

M. Black pointed out that the land had been developed in a way that violated the permit and questioned how they would remedy this situation if needed. T. Mumley discussed the potential for revegetation in the over-cleared areas due to the placement of a septic system in a specific area and removing the second driveway and allowing the area to be revegetated.

D. Clymer indicated that the Stowe Club Test would apply in this project which evaluates changes in project plans and permits. T. Mumley suggested that the revised clearing limits would not impact screening from neighboring dwellings, as they would provide a more sensible driveway layout.

T. Hand discussed the placement of the septic system, noting that the original plan had been approved by the State, but the applicant decided to move the system to a different location. T. Mumley explained that they moved the septic downhill to the right, to avoid having to use a pump and that it made the most sense given the layout and placement of the mound.

A. Volansky motioned to enter a deliberative session. M. Black seconded the motion. The motion passed unanimously.

The DRB entered the deliberative session at 5:56pm.

The DRB exited deliberative session at 6:16pm.

D. Clymer explained to the applicant they would like to see a landscape plan on how they intend to minimize or mitigate the impact of the project and revegetate impacted areas.

D. Kelly recommended the applicant provide a remediation plan for exceeding the clearing limits and how they would restore the forest that was there previously. D. Clymer indicated that the second driveway needs to be closed up and inquired about the curb cut.

T. Hand recommended having a licensed landscape architect develop a planting plan to revegetate over-cleared areas, particularly along the driveway cut west, slope, and near the septic system.

D. Clymer recommended continuing the project so the applicant can prepare the necessary remediation plans.

M. Black motioned to continue Project 7517 to a date and time, certain of April 1, 2025. The motion was seconded by A. Volansky. The motion passed unanimously.

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Project #: 7532
Owner: Gristmill Properties LLC /Manas LLC
Tax Parcel #: 10-079.000
Location: 1500 West Hill Rd
Project: Amend Previously Approved Stormwater System
Zoning: RR3

The applicant requested a continuation in order to respond to the concerns brought up by the Public Works Director H. Shepard.

M. Black motioned to continue Project 7532 to March 4, 2025. The motion was seconded by A. Volansky. The motion passed unanimously.

P. Roberts recused himself from Project 7532, Alternate, S. Baraw will participate in his place.

Other Business:
None.

Approval of Minutes:

D. Kelly motioned to approve the meeting minutes from January 21, 2025, as amended. A. Volansky seconded the motion. The motion passed unanimously.

M. Black motioned to adjourn the meeting. A. Volansky seconded the motion. The motion passed unanimously.

A. Volansky motioned to enter the deliberative session. M. Black seconded the motion. The DRB entered the deliberative session at 6:29pm.

Respectfully Submitted,
Kayla Hedberg
Planning and Zoning Assistant