



**Town of Stowe
Development Review Board
Meeting Minutes – May 6, 2025**

A regular meeting of the Development Review Board was held on Tuesday, May 6, 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, David Kelly, Peter Roberts, Patricia Gabel, Alternate Scot Baraw and Alternate Michael Diender (present via zoom)

Staff Present: Ryan Morrison- Deputy Zoning Administrator, and Kayla Hedberg-Planning and Zoning Assistant

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

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

Project #: 7568

Owner: Jack & Hannah Mitrani

Tax Parcel #:16-005.120

Location: 444 Sterling Woods Rd

Project: Double Setback Waiver for PRD

Zoning: RR5

D. Clymer opened the hearing for Project 7568. Representing the Applicant were the following individuals: Nelson Riley, Hanna Mitrani, and Tyler Mumley.

Interested Persons: Susan Fisher

Susan Fisher
432 Sterling Woods Rd.
Stowe, VT 05672

D. Clymer swore in all parties, both in person and via zoom at approximately 5:01pm

N. Riley explained that, during the permitting process, it was brought to their attention that the property had a preexisting double setback requirement dating back to 1983. This requirement was originally established as part of a PRD. N. Riley further stated that applicants are requesting a waiver to reduce the double setback from 150 feet to the standard 75 feet along one property line. There are three abutting properties, the owner’s parents, a family friend, and conserved land in Morristown. N. Riley indicated that letters of support from all three property owners had been provided.

D. Clymer asked for confirmation that the property was surveyed at 5.08 acres, which was confirmed by H. Mitrani and N. Riley.

47 N. Riley clarified that the proposed house location respects the privacy of the two adjacent
48 properties, and that the requested waiver applies to the side bordering the conserved land. The
49 proposed site minimizes visual and environmental impact by placing the house in an open field
50 rather than the wooded area. Additionally, the change would maintain the character of the
51 neighborhood and preserve the natural and scenic beauty.

52
53 A motion to close the hearing was made by M. Black and seconded by P. Roberts. The motion
54 passed unanimously.

55
56 **Project #: 7569**

57 **Owner: Spruce Peak Realty LLC**

58 **Tax Parcel #: 14-011.000**

59 **Location: 0 Spruce Peak**

60 **Project: Revise Previously Approved Building C- Reduce Building Area**

61 **Zoning: RR5/SKI PUD**

62
63 D. Clymer opened the hearing for Project 7569. Representing the Applicant were the following
64 individuals: Dave Marshall, George Janson, Sam Gaines, and Rob Apple. D. Clymer swore in all
65 parties at approximately 5:12pm. Michael Willard was sworn in at approximately 5:26pm.

66
67 G. Janson explained that the total building area was going to be reduced approximately 20 percent,
68 the building height would be reduced from five stories to four stories, and that all residential
69 outdoor balconies and related lighting would be removed. He stated that the architectural
70 inspiration had changed from the original mill building design to one resembling Adirondack camps
71 or European ski resorts. The exterior would feature dark-colored shingles designed to mimic wood,
72 paired with lighter wood windows. Additionally, a solid material roof over the arcade was proposed
73 to minimize light pollution.

74
75 D. Clymer inquired about the change in footprint. D. Marshall explained that the building footprint
76 was pulled inward but maintained consistent spacing with surrounding structures. The cul-de-sac
77 area was redesigned to open up more space and improve alignment with neighboring buildings,
78 ensuring that the setback and spacing remain within the PUD guidelines.

79
80 D. Clymer sought clarification regarding municipal water and sewer allocation. D. Marshall stated
81 that coordination is ongoing to finalize the allocation.

82
83 D. Clymer requested more information about parking. D. Marshall and G. Janson explained that the
84 original proposal included 71 parking spaces, while the revised plan includes 56. S. Gaines noted
85 that the unit mix was revised to include additional smaller units, and fewer larger units.

86
87 D. Clymer asked about the landscaping plan. M. Willard explained that it was designed to
88 complement the existing development's landscaping. He stated that buffer zones would include
89 seasonal shrubs, perennials and evergreen plantings. Utility areas would be screened with
90 architectural walls and vegetation.

91
92 D. Clymer transitioned to outdoor lighting. No additional testimony was provided.

93 A motion to close the hearing was made by M. Black and seconded by P. Gabel. The motion passed

94 unanimously.

95
96 **Project #: 7548**

97 **Owner: Jeans Way 2 LLC**

98 **Tax Parcel #: 09-041.040**

99 **Location: 0 Jeans Way**

100 **Project: Revise Previously Approved Building Setbacks on Lot D**

101 **Zoning: RR5**

102
103 D. Clymer opened the hearing for Project 7548. Representing the Applicant were the following
104 individuals: Tyler Mumely and Ivo Pereira.

105
106 Interested persons: Lawrence and Sandra Godin and Audrey Godin

107
108 Lawrence and Sandra Godin

Audrey Godin

109 51 Jeans Way

182 Jeans Way

110 Stowe, VT 05672

Stowe, VT 05672

111
112
113 D. Clymer swore in all parties at approximately 5:31pm.

114
115 T. Mumley explained that Lot D is part of the previously approved Jeans Way PRD, and they are
116 requesting an expansion of the building zone further west to better accommodate building plans.
117 He noted that the new location provides improved separation from the wastewater system and the
118 neighboring lots.

119
120 D. Clymer asked if the double setback was met. T. Mumley confirmed that it was.

121
122 D. Clymer explained that, due to the previously approved PRD, the requirements under the Stowe
123 Club Test must be met in order to change the building zone. T. Mumley explained that the
124 previously approved location for the wastewater system was located on the west side of the
125 property, which now conflicts with the original building zone. The current design places the
126 wastewater system closer to Lot C, and the proposed building zone is on the opposite side to
127 maintain appropriate distance.

128
129 M. Black asked if the wastewater design was completed by the current owner. T. Mumley
130 responded that it was not, and that it had been approved in 2023. He also noted that state
131 permitting does not always check for locally approved building zones before approving wastewater
132 permits.

133
134 D. Clymer asked if the proposed plans adhere to the 150-foot setback. T. Mumley confirmed that
135 they do. He also clarified that no development is currently proposed, and they are focusing on
136 building zone approval at this time.

137
138 A. Godin raised a concern about potential erosion due to the sloped bank on the western edge of
139 the lot. T. Mumley assured that the area would remain wooded and untouched.

140
141 A motion to close the hearing was made by D. Kelly and seconded by M. Black. The motion passed

142 unanimously.

144 **Project #: 7518**

145 **Owner: Ridgerunner LLC C/O David Rontal**

146 **Tax Parcel #: 06-101.110**

147 **Location: 157 West Ridge Rd**

148 **Project: Tree Clearing for Driveway Relocation**

149 **Zoning: RR3/RHOD**

151 D. Clymer opened the hearing for Project 7518. Representing the Applicant were the following
152 individuals: Tyler Mumely, Emily Rontal, and Alison Dipiano.

154 Interested persons: John Hueber and Marcia Gnagey (present via Zoom)

156 John Hueber and Marcia Gnagey

157 266 High Ridge Rd

158 Stowe, VT 05672

160 D. Clymer swore in all parties present both in person and via Zoom at approximately 5:53pm.

162 T. Mumley explained that the current driveway needs to be reconstructed to reduce its grade. In
163 order to do this, a significant portion of the hillside would need to be cleared to allow for a new
164 driveway with a 10 percent grade. He also noted that a line adjustment is being proposed between
165 Lots 11 and 12, which are owned by the same owner.

167 D. Clymer reminded the applicant that this project would have to meet the standards of the Stowe
168 Club Test.

170 T. Mumley explained that the existing driveway has a steep 15 percent grade, which presents safety
171 issues, especially during inclement weather. E. Rontal explained that they have experienced
172 significant difficulties accessing their property due to the steep grade and that they purchased Lot
173 12 specifically with the intent to fix the driveway.

175 M. Diender questioned whether the proposed clearing of approximately 14,000 square feet of trees
176 was intended to improve views rather than address the driveway issue.

178 E. Rontal clarified that the clearing is solely for the purpose of reconstructing the driveway. She
179 stated that the views from her house would not be improved due to its orientation, and while the
180 Dipiano residence might experience minor changes. The views from her house would not be
181 improved due to its orientation, and the Dipiano residence might see slight changes, they would
182 not be significant. E. Rontal further explained that it was their intent to clear what is necessary for
183 the driveway and let the rest naturally revegetate.

185 A. Dipiano, neighbor and co-applicant, supported the decision to reconstruct the driveway,
186 reiterating safety concerns.

188 D. Clymer asked whether there were any plans for development on Lot 12. E. Rontal confirmed that
189 no development is currently proposed.

190
191 D. Clymer confirmed that the subdivision amendment predated the RHOD standards.
192

193 D. Clymer inquired about vantage points. T. Mumley stated that they assessed views from A.
194 Dipiano's property and Cape Cod Road, noting that while some views may be possible, existing
195 downhill vegetation should provide sufficient screening.
196

197 D. Kelly sought clarification regarding the significant clearing proposed to the west. T. Mumley
198 explained that the proposed driveway's grade and alignment would allow for a swale to manage run
199 off, and that the existing driveway would be removed and the area revegetated.
200

201 It was noted that there were no specific plans for revegetation. T. Mumley indicated that it could be
202 added as a condition in the decision.
203

204 D. Clymer pointed out that the majority of the clearing would occur on the neighboring property,
205 owned by co-applicant, A. Dipiano. A. Dipiano reiterated that her main concern was safety.
206

207 D. Clymer asked about erosion control measures for the steep hillside. T. Mumley stated that
208 erosion control blankets and other mitigation measures, including silt fencing, would be used. He
209 also noted that substantial fill would be required for stabilization.
210

211 D. Clymer questioned the impact on wildlife. T. Mumley responded that the area is considered a
212 low-value wildlife habitat.
213

214 D. Clymer asked about the placement of the new driveway. T. Mumley explained that the design
215 avoids the steepest slopes and mentioned that Percy had evaluated the site and considered the
216 project manageable.
217

218 D. Clymer asked whether the driveway was designed for best use under RHOD standards or
219 construction purposes. T. Mumley acknowledged that the project would have a significant initial
220 impact but stressed that it would not be long-lasting. E. Rontal reiterated that it is their intention to
221 revegetate the area.
222

223 M.Gnagey expressed concerns about how long the area would take to revegetate after clearing.
224

225 A motion to close the hearing was made by D. Kelly and seconded by M. Diender. The motion
226 passed unanimously.
227

228 **Project #: 7545**

229 **Owner: Greg & Heather Taylor**

230 **Tax Parcel #: 10-100.000**

231 **Location: 505 Alpine View Rd**

232 **Project: Setback Waiver for Residential Addition**

233 **Zoning: RR3**
234

235 D. Clymer opened the hearing for Project 7545. John Grenier was present for the applicant and was
236 sworn in at approximately 6:44pm.
237

J. Grenier explained that they were requesting a setback waiver to construct a two-car garage addition. The waiver affects an orphaned 30-foot strip of land adjacent to their lot. Originally, an LLC created a 5-lot subdivision and retained a strip of land as easement access. Over time, the individual lots developed their own driveways off Alpine View Rd, and the LLC dissolved. J. Grenier further explained that they have attempted to trace ownership or find a way to legally transfer the land but have been unsuccessful.

M. Black asked how many property owners use the easement to access their driveways. J. Grenier indicated one and clarified that they were not trying to impede access to the right of way.

J. Grenier stated they were looking for a 12-foot waiver adjacent to the orphaned piece of land.

D. Clymer asked for clarification regarding the reduction. J. Grenier explained that they were requesting a reduction in the setback from 60 feet to 48 feet, which equates to a 20 percent reduction under the regulations. He noted that they are requesting 12 feet, they are likely to only use 7 to 8 feet.

D. Kelly and D. Clymer questioned how much of the proposed structure would cross into the setback. It was estimated about 10 to 15 percent. J. Grenier emphasized that they would not be encroaching onto the orphaned property, only into the setback area.

D. Clymer raised the issue of legality and notice requirements due to the dissolved status of the LLC. J. Grenier reiterated that they were unable to locate any individuals originally involved with this LLC.

A motion to close the hearing was made by M. Diender and seconded by M. Black. The motion passed unanimously.

Approval of Minutes:

A motion to approve the meeting minutes of April 29, 2025, was made by P. Gabel and seconded by P. Roberts. The motion passed unanimously.

Other Business:

On a motion by M. Black, seconded by P. Roberts, the meeting adjourned at approximately 7:00pm. The motion passed unanimously.

Respectfully Submitted,
Kayla Hedberg
Planning and Zoning Assistant