



**Town of Stowe
Development Review Board
Meeting Minutes – July 1, 2025**

A regular meeting of the Development Review Board was held on Tuesday, July 1, 2025, starting at approximately 5:00 p.m. 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 Lynn Altadonna, and Alternate Scot Baraw.

Staff Present: Sarah McShane, Planning and Zoning Director, 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 5:00 p.m.

Project #: 7532 (Cont. from 2/4,3/4 & 6/17)

Owner: Gristmill Properties LLC Manas LLC

Tax Parcel #: 10-079.000

Location: 0 West Hill Rd

Project: Update Site Plan with Stormwater Changes

Zoning: RR3

(Participating DRB Members: Drew Clymer, Mary Black, David Kelly, Peter Roberts, and Alternate Scot Baraw. Absent: Andrew Volansky and Tom Hand-both will review the recording)

D. Clymer reopened the continued hearing for Project 7532. Representing the Applicant were John Grenier, Brendan O'Reilly, and Dave Lachtrupp.

Interested persons present included Paul Moody.

D. Clymer swore in all parties, at approximately 5:02 p.m.

J. Grenier explained that the Department of Public Works (DPW) Director Harry Shepard reviewed the revised plans and provided a letter to the Zoning Administrator confirming satisfaction with the revisions and pond layouts.

D. Clymer noted that H. Shepard's comments regarding pond maintenance and responsibility. J. Grenier explained that each stormwater pond will be maintained by the individual property owner as per HOA covenant. He further explained that in the event of non-compliance, responsibility would revert to the HOA. J. Grenier also mentioned that none of the ponds lie within the town right-of-way, therefore, the town has no maintenance obligations.

D. Clymer questioned the clearing limits. J. Grenier confirmed that the approved clearing percentages were not exceeded and that tree cover was preserved between lots and around ponds

to maintain compliance.

P. Moody expressed satisfaction with the project.

D. Clymer asked the applicant to review the Stowe Club Test criteria. J. Grenier cited a change in construction circumstances not foreseeable at the time of the original permit issuance due to unforeseen storm events. B. O'Reilly explained that adjustments were made to exceed the required standards in response to those events. He further explained that the intent was to minimize liability and protect neighboring properties.

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

Project #: 7587

Owner: JDVT LLC

Tax Parcel #: 06-088.000

Location: 1652 Mountain Rd

Project: Seasonal Food Truck / Beer Garden

Zoning: MRV

(Participating DRB Members: Drew Clymer, Mary Black, David Kelly, Patricia Gabel, Peter Roberts, Alternate Scot Baraw, and Alternate Lynn Altadonna.)

D. Clymer opened the hearing for Project 7587. Representing the Applicant Josh Wolfgang.

D. Clymer swore in all parties, at approximately 5:13 p.m.

J. Wolfgang described the project as a flexible, community-friendly gathering space featuring occasional beer tastings at Commodities, and food trucks, building on previous seasonal operations.

L. Altadonna questioned whether they would have outdoor music. J. Wolfgang explained that live or amplified music may be offered occasionally.

J. Wolfgang proposed the following hours of operations weekdays: 8:00 a.m. – 8:00 p.m. and weekends 8:00 a.m.- 10:00 p.m. to ensure flexibility.

D. Clymer and M. Black asked about the number of food trucks at one time. J. Wolfgang clarified that the application includes allowances for up to three food trucks at a time, though typically only one will be present at a time and the maximum of three includes the ice cream truck. He noted that food trucks will only be on-site during the event days and will not remain on the property. However, the ice cream truck will remain on-site for the majority of the operating season, leaving only for special events.

J. Wolfgang clarified the parking calculations were updated per zoning regulations, estimating a need for 76 spaces, and 100 spaces are available. J. Wolfgang expects most traffic to come via the rec path and bike traffic.

94
95 P. Roberts questioned garbage and waste management. J. Wolfgang stated that waste will be
96 managed daily using bear-proof dumpsters, and no increase in waste generation is anticipated.
97

98 J. Wolfgang agreed to the condition recommended by D. Clymer of no amplified music after 10:00
99 p.m. and that it cannot be heard in the surrounding areas if windows are closed.
100

101 A motion to close the hearing was made by M. Black and seconded by S. Baraw. The motion passed
102 unanimously.
103

104 **Project #: 7570**

105 **Owner: Aaron & Carolyn Solo**

106 **Tax Parcel #: 07-073.080**

107 **Location: 0 Foxfire Ln**

108 **Project: Subdivision Amendment: Buffer Lot B w/ Open Space Lot 9.**

109 **Zoning: RR2**
110

111 *(Participating DRB Members: Drew Clymer, Mary Black, David Kelly, Patricia Gabel, Peter Roberts,*
112 *Alternate Scot Baraw, and Alternate Lynn Altadonna.)*
113

114 D. Clymer opened the hearing for Project 7570. Representing the applicant Gunner McCain, Aaron
115 Solo, Hal Stevens, and George Bambara.
116

117 Interested persons present:

118 Lee Hunter

119 186 Fox Fire Ln

120 Stowe, VT 05672
121

122 D. Clymer swore in all parties at approximately 5:28 p.m.
123

124 G. McCain explained that the previously approved subdivision incorporated a buffer lot (Lot B),
125 originally intended for conveyance to a neighboring landowner, they are now seeking approval to
126 incorporate Lot B back into the project's common land/open space (lot 9) due to lack of interest
127 from the new adjacent landowner. Approximately 0.7 acres will be merged into the common
128 land/open space, increasing the total common land/open space to just over 26 acres.
129

130 L. Hunter raised concerns about erosion in Lot B, which is now part of the subdivision. He noted
131 that major erosion events occurred during the severe storms in June and July of last year. Mr.
132 Hunter claimed the erosion worsened due to runoff channeled by the newly constructed
133 subdivision road.
134

135 G. McCain acknowledged the erosion issue, noting that construction was incomplete when the
136 storms hit. They have since added erosion control measures and adjusted the stormwater
137 management plan to mitigate damage. Additional stormwater infrastructure has been installed,
138 and they are actively working with affected neighbors to address ongoing issues.
139

140 L. Hunter explained that even two inches of rain now results in problematic runoff, which was not
141 the case over the past 26 years.

H. Stevens confirmed that A. Solo had worked with L. Hunter and financed repairs related to stormwater impacts.

G. McCain explained that the stormwater pond is now complete, and the area has since been stabilized with stone-lined swales and erosion control structures. The last culvert has been installed and is redirecting road ditch runoff into the stormwater pond.

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

Project #:7581

Owner: 1190 Stowe Realty Holdings LLC

Tax Parcel #: 07-004.010

Location: 1190 Mountain Rd

Project: Host Food Truck June 18- Oct 1

Zoning: HT

Application was withdrawn.

Project #: 7584

Owner: Crazy Cow Holdings LLC

Tax Parcel #: 02-193.050

Location: 0 North Hill Rd

Project: Lot Line Adjustment Between Lots 24&25

Zoning: RR5/RHOD

(Participating DRB Members: Drew Clymer, Mary Black, Peter Roberts, Andrew Volansky, Patricia Gabel, and Alternate Scot Baraw. Recused: David Kelly)

D. Clymer opened the hearing for Project 7584. Representing the applicant was Gunner McCain and Brian Doyle.

D. Clymer swore in all parties at approximately 5:55 p.m.

G. McCain explained that the lots involved were part of a larger subdivision permitted over 20 years ago, involving 26 lots. He clarified that the application does not create new lots or increase density, it does not relocate any approved building sites, roads, driveways, septic systems or wells, the Applicant only seeks to reconfigure the lot boundaries.

B. Doyle explained that property was purchased via an LLC and the proposed boundary line adjustment aligns lot sizes with each party's financial contribution.

G. McCain further explained that Lot 25 will be reduced from 41.3 acres to +/-23.8 acres and Lot 24, which abuts B. Doyle's property, will increase from 17.6 acres to +/-35 acres.

P. Roberts and D. Clymer asked for clarification regarding the conservation easement. G. McCain explained that while a conservation easement was once considered, it was removed to preserve

marketability.

L. Altadonna asked if there would be further subdivision. It was explained that further subdivision is not allowed per the original subdivision approval.

P. Roberts questioned whether the flag-shaped lot was necessary to provide Lot 24 with access to the owner's adjacent property.

G. McCain critiqued Standard 12 – related to the calculation of steep slopes, arguing that the standard was unworkable and if applied would make development impossible.

P. Gabel asked G. McCain if the application meets standard 12, he confirmed that it does not because he believes the standard is unattainable.

M. Black made a motion to enter deliberative session. P. Gabel seconded the motion. The motion passed unanimously

The board entered deliberative session at approximately 6:13 p.m.

The board returned from deliberative session at approximately 6:25 p.m.

D. Clymer questioned whether the flag-shaped portion of Lot 24 was necessary, noting that the Zoning Regulations generally prohibit flag-shaped lots unless justified by topography or existing development. G. McCain was asked whether the flag portion could be joined with the existing lot to eliminate the irregularity.

G. McCain confirmed that while possible, it was not the intention and maintained the configuration request based on practical and ownership considerations. He suggested the DRB consider the project a PUD which allows flexibility.

A motion to continue the hearing to July 15th, 2025, was made by M. Black and seconded by S. Baraw. The motion passed unanimously.

Approval of Minutes:

A motion to approve the meeting minutes of June 17, 2025, was made by D. Kelly and seconded by S. Baraw. The motion passed unanimously.

Other Business:

a. Elect Chair and Vice Chair & Review Rules of Procedure

After a short discussion Chair D. Clymer and Vice Chair D. Kelly confirmed their willingness to serve again.

A motion was made by P. Gabel to re-elect D. Clymer and D. Kelly as Chair and Vice Chair respectively for the coming year. M. Black seconded the motion. The motion passed unanimously.

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238 On a motion by D. Kelly, seconded by P. Roberts, the meeting adjourned at approximately 6:50 p.m.

239 The motion passed unanimously.

240

241 Respectfully Submitted,

242 Kayla Hedberg

243 Planning and Zoning Assistant