



**Town of Stowe
Development Review Board
Meeting Minutes – July 15, 2025**

A regular meeting of the Development Review Board was held on Tuesday, July 15, 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, Tom Hand, Patricia Gabel, Alternate Lynn Altadonna, and Alternate Scot Baraw.

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 5:00 p.m.

Project #: 7584 (Cont. from 7/1/25)

The Applicant was not present at the beginning of the meeting, so the DRB agreed to revisit this item at the end of the agenda.

Project #: 7534 (cont. from 3/18/25)

Owner: Robert Chase

Tax Parcel #: 06-033.000

Location: 332 Luce Hill Rd

Project: Final Review of 3 Unit PRD & Double Setback Waiver

Zoning: RR5

(Participating DRB Members: Drew Clymer, David Kelly, Mary Black, Patricia Gabel, Peter Roberts, Tom Hand. Andrew Volansky is recused.)

Chair D. Clymer reopened the public hearing for Project 7534. The original hearing was held on March 18th and was continued to a time and date certain - July 15th - to allow the Applicant to submit additional information. Representing the Applicant were Tyler Mumley, Rick Barnett, and Bob Chase. Joyce Blanker, President of the Stonybrook Homeowners Association (HOA), participated as an interested person on behalf of the HOA. At approximately 5:08 p.m., Chair Clymer swore in all individuals intending to provide testimony. A written statement from Ms. Blanker was also submitted into the record for the DRB’s consideration.

The Applicant seeks approval for a proposed Planned Residential Development (PRD) consisting of three residential sites and associated site improvements. One of the three residential sites currently contains an existing single-family dwelling, identified as a contributing historic structure (Survey No. 0808-40). The two additional sites are proposed to be developed with either single-family dwellings, single-family dwellings with accessory dwelling units (ADUs), or two-family dwellings. The project is not part of a formal subdivision.

The Applicant is also requesting a waiver from the double setback requirement under Section 13.4(5)(B). Engineer Tyler Mumley presented updates, noting that a boundary survey has been completed and revised site plans (Sheets C1 and C2) now reflect this information. He stated that a reduced setback of 100 feet is requested to accommodate the proposed building sites. The existing historic building has a front setback of approximately 45 feet and a side setback of 87 feet. Without the requested waiver, the proposed buildings would encroach into the Meadowland Overlay District.

Chair Clymer requested clarification on the double setback requirement. Mr. Mumley stated that access to the proposed building sites would traverse the setback area, which is allowed under the regulations. He also discussed potential options to reconfigure the access route if necessary. DRB members discussed alternatives such as creating a secondary or multiple driveway entrances. Chair Clymer inquired about wastewater plans. Mr. Mumley explained that while connection to the municipal water system is planned, it remains unclear whether the development will be served by on-site septic or municipal sewer. A drilled well located on the neighboring Stonybrook property is not in current use and lacks a designated source protection zone. On-site septic is potentially viable, but additional analysis is required to ensure it would not impact the public water source. Board member P. Roberts asked about septic capacity. Mr. Mumley confirmed that each proposed building is designed for up to five bedrooms, but final wastewater allocations and system designs are not yet confirmed.

Mr. Mumley reported that the parcel encompasses approximately 18 acres. The designated open space includes land within Chase Park, the river corridor, and the Meadowland Overlay Area, following the existing Rec Path. T. Hand asked about the location of proposed mound systems relative to the open space. Mr. Mumley confirmed the mound systems are located within the Fluvial Erosion Hazard (FEH) area but outside of the Special Flood Hazard Area (SFHA).

T. Hand inquired about the availability of draft HOA documents. Mr. Mumley requested that submission of such documents be included as a condition of approval. Mr. Hand also asked whether future building designs had been developed. Mr. Mumley stated that specific designs are not yet complete but noted that Section 10 requires review by the Stowe Historic Preservation Commission (SHPC). He expressed willingness to accept conditions of approval addressing future design standards, including considerations for massing and neighborhood character. Chair Clymer read portions of written comments submitted by Public Works Director Harry Shepard concerning sewer connection and onsite septic considerations. After discussion, staff recommended continuing the hearing to allow the DRB to begin deliberations and determine if additional information is needed. Mr. Mumley asked for clarification on remaining concerns. T. Hand identified ongoing questions regarding the proposed access within the double setback and unresolved wastewater issues.

Chair Clymer suggested the Board continue the hearing to a date certain to allow time for deliberation, with the intent of reopening the hearing only if additional questions arise. DRB members briefly discussed scheduling. M. Black moved, seconded by P. Gabel, to continue the hearing to a time and date certain of September 2nd. The motion passed unanimously.

Project #: 7542 (cont. from 5/20/25)

Owner: Peter Livaditis /Maple Corner Investments LLC

Tax Parcel #: 7A-029.000

Location: 48 South Main St

Project: Demolish Existing Building and Construct a Mixed-Use Building with Covered At-Grade Parking

Zoning: VC10/SHOD

(Participating DRB Members: Drew Clymer, David Kelly, Mary Black, Patricia Gabel, and Scot Baraw.) Lynn Altadonna, Michael Diender did not attend but will continue to participate.

Chair D. Clymer reopened the public hearing for Project 7542 at 5:46 p.m. Representing the Applicant were Kelley Osgood of Volansky Studio and John Grenier of Grenier Engineering. No interested persons participated. Staff and the DRB confirmed the members participating in the review. The original hearing was held on May 20th and continued to a time and date certain to allow the Applicant to submit additional information. At approximately 5:50 p.m., Chair Clymer swore in all parties intending to provide testimony.

The Applicant requests conditional use, site plan, and design review approval to demolish an existing historic building and construct a new mixed-use building at 48 South Main Street. The existing structure, originally built circa 1880 and altered around 1980, currently houses a restaurant and two residential units. The proposed new building is a three-story, mixed-use structure that will include retail space, residential units, and covered parking. K. Osgood and J. Grenier summarized actions completed since the last hearing, including approval of a boundary line adjustment. A final survey is being prepared for recording. The DRB reviewed the proposed parking layout. J. Grenier confirmed that all spaces comply with zoning requirements for size and quantity. The proposed site circulation includes one-way vehicular exit onto Route 100. Pedestrian accessibility, both onsite and offsite, was also discussed. J. Grenier noted that pedestrian safety has been a priority in the design. P. Gabel raised a question about whether a right-turn-only condition should be imposed at the Route 100 exit. J. Grenier responded that traffic is expected to queue beneath the building and that most vehicles will naturally turn right. He also noted that the Applicant owns an adjacent property, which provides access and shared parking rights. J. Grenier stated that the project will result in a net increase of approximately 300 square feet of impervious surface. Chair Clymer read aloud the standards for new construction within the SHOD and invited comment. K. Osgood responded by highlighting how the proposed design draws from the historic character of Stowe, referencing a local character study submitted for the Historic Preservation Commission (HPC) review. He noted that these standards were also addressed during the prior hearing. S. Baraw inquired about the building's setback from the sidewalk and whether drivers would have adequate visibility of pedestrians. The DRB discussed these considerations while reviewing the site plan. Following review, M. Black made a motion to close testimony for Project 7542 at 6:08 p.m. The motion was seconded by S. Baraw and passed unanimously, 5-0, by participating members.

Project #: 7562

Owner: Novak Revocable Living Trust

Tax Parcel #: 16-028.000

Location: 0 West Hill Rd

Project: Boundary Line Adjustment

Zoning: RR5

(Participating DRB Members: Drew Clymer, David Kelly, Mary Black, Patricia Gabel, Peter Roberts,

143 *Tom Hand, Alternate Scot Baraw.)*

144
145 D. Clymer opened the hearing for Project 7562. Representing the Applicant was Tyler Mumley and
146 Tom Novak. D. Clymer swore in all parties at approximately 6:10 p.m. The Applicant and property
147 owner, Novak Revocable Trust, requests approval for a boundary line adjustment between two
148 adjacent parcels under common ownership—Lots S-1 and S-2. Both lots are pre-existing and
149 currently span the town boundary between Stowe and Morristown. The proposed adjustment
150 would reconfigure the lots so that both are located entirely within the Town of Stowe.

151
152 Following the adjustment, Lot S-1 is proposed to be approximately 5.01 acres, and Lot S-2
153 approximately 5.84 acres. The subject properties are located off West Hill Road, a Class 3 Town
154 Road, and lie within the Rural Residential 5 (RR5) zoning district. Engineer Tyler Mumley presented
155 the proposal, explaining that the boundary line adjustment has already been reviewed in
156 Morristown and is now proceeding through the approval process in Stowe. The purpose of the
157 adjustment is to create two lots located solely within Stowe.

158
159 Chair D. Clymer inquired about the existing driveway and whether a Stream Alteration Permit from
160 the State of Vermont is required. He then reviewed the applicable criteria, which are limited to
161 dimensional standards for boundary line adjustments.

162
163 Following discussion, D.Kelly made a motion to close the hearing. The motion was seconded by
164 M.Black and passed unanimously.

165
166 **Project #: 7582**

167 **Owner: Scott and Amina Rank**

168 **Tax Parcel #: 10-043.010**

169 **Location: 46 Moulton Ln**

170 **Project: 2-Lot Subdivision**

171 **Zoning: RR5/FHD**

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173 *(Participating DRB Members: Drew Clymer, David Kelly, Mary Black, Patricia Gabel, Peter Roberts,*
174 *Tom Hand, Alternate Scot Baraw.)*

175
176 Chair D. Clymer opened the hearing for Project 7582 at 6:15 p.m. The Applicant, Amina and Scott
177 Rank, were present and sworn in by Chair Clymer. The Applicant request combined preliminary
178 and final subdivision review, along with a subdivision amendment, for a proposed 2-lot subdivision
179 of an existing ±10.1-acre parcel. The project involves subdividing the property into two lots of
180 approximately equal size:

181
182 Lot 1: ±5.00 acres (contains an existing single-family dwelling)

183 Lot 2: ±5.00 acres (vacant, proposed for future development)

184
185 The property is located within the Rural Residential 5 (RR5) zoning district and has frontage on both
186 Stagecoach Road (Class 2 Town Road) and Moulton Lane (Class 3 Town Road). Access to both lots
187 is proposed via a shared driveway off Moulton Lane. The property is Lot 1 of the Hartley & Virginia
188 Neel three-lot subdivision, approved by the Planning Commission on November 6, 1989, and
189 recorded on February 26, 1990 (Book 8, Page 54). The current proposal includes amending that
190 original subdivision by removing a recorded “Building Zone Restriction Line” to allow dwellings to

be constructed on both proposed lots. The Applicant purchased the parcel in 2023 and explained that, as part of the real estate transaction, an agreement was reached to remove the legacy “no-build” designation from the plat. S. Rank noted that the existing house on Lot 1 is proposed to be converted to an accessory dwelling unit (ADU) when a new primary dwelling is constructed on the lot.

Chair Clymer stepped through the review of the Stowe Club Test. S. Rank addressed the criteria, explaining that the restriction in question stemmed from a plat notation resulting in a covenant. He claimed the plat notation was a private restriction rather than a formal zoning condition. He cited the property's transfer through several owners, with the most recent agreement - negotiated during the real estate transaction - intended to resolve the plat restriction. No objections from other affected property owners have been raised. S. Rank referenced past Planning Commission meeting minutes explaining his position that the restriction was not a zoning condition.

T. Hand raised questions regarding the nature of the restriction, specifically whether it originated from zoning requirements or was a private covenant. S. Rank clarified that the condition was not formally adopted by the Commission in a decision but was reflected on the original plat. He also referenced a former agricultural structure that was converted into a garage and later permitted as an ADU.

The DRB reviewed dimensional standards and general subdivision criteria. S. Rank explained that Grenier Engineering was consulted to estimate acreage and lot configuration, although a final survey has yet to be completed. The proposed layout accounts for existing site conditions, such as wetland areas and flood hazard zones. The Applicant confirmed the presence of designated wetlands. The proposed subdivision design avoids fragmentation of these resources and accommodates wastewater system locations. No significant habitat blocks will be affected, and both proposed building zones are largely cleared. No additional clearing is required for construction or wastewater systems. The Applicant testified they are aware of Fire Department driveway standards and intend to comply. In response to a question from M. Black, they agreed to install underground utilities, although final utility plans have not been developed. The Applicant confirmed that the property contains approximately 733 feet of frontage on Moulton Lane. Lot dimensions are intended to be equal. T. Hand noted inconsistencies between two submitted plans and recommended coordinating the drawings for clarity. The DRB reviewed potential impacts related to pedestrian access, traffic, and municipal services. No feedback was received from municipal departments. T. Hand asked for clarification regarding the WW permit and conceptual house layout. S. Rank confirmed that a valid State wastewater permit is in place.

At 6:47 p.m., M. Black made a motion to close the hearing for Project 7582. The motion was seconded by S. Baraw and passed unanimously. The DRB will render a decision within 45 days.

The DRB took a brief recess and resumed proceedings at 6:58 p.m.

Project #: 7602

Owner: Stowe Country Club LLC / Mountain Lodge

Tax Parcel #: 06-081.000

Location: 744 Cape Cod Rd

Project: Construct One Story Restroom, Storage, Concession Area

Zoning: RR3/RR2

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240 *(Participating DRB Members: Drew Clymer, David Kelly, Mary Black, Patricia Gabel, Peter Roberts,*
241 *Tom Hand, Alternate Scot Baraw.)*
242
243 D. Clymer opened the hearing for Project 7602. Representing the Applicant was Jacques Larose of
244 Civil Engineering and Nick Mann & Sam Gaines of Stowe Country Club and Mt. Mansfield Company.
245 D. Clymer swore in all parties at approximately 7:00 p.m.

246 J. Larose provided an overview of the proposed project on behalf of the Applicant and property
247 owner, Stowe Country Club. The project involves the construction of a new one-story, 580-square-
248 foot building located near the 14th hole of the golf course at 744 Cape Cod Road. The building will
249 include restrooms and a small concessions space. Overhangs are proposed to cover the
250 entryways, providing shelter for visitors. The parcel, which spans approximately ±175.5 acres, is
251 located within the Rural Residential 2 (RR2), Rural Residential 3 (RR3), and Source Protection
252 Overlay Districts. The proposed building would be situated within the RR3-zoned portion of the site.

253 Water service to the new building will be provided by the existing on-site well located at the turf
254 care center. A new wastewater disposal system is proposed along Cape Cod Road. J. Larose
255 explained that approximately 4 feet by 60 feet of new clearing will be required for the installation of
256 the disposal system. In response to a question from T. Hand, S. Gaines clarified that no large trees
257 will need to be removed for the clearing. Staff inquired whether the proposed wastewater system is
258 located within the Source Protection Overlay District. The Applicant responded that it is not
259 believed to be - it is situated near the existing turf care center. However, S. Gaines noted that the
260 location is close to the boundary of the district and exact mapping is challenging. S. Gaines further
261 explained that the new facility will be accessed by golfers and golf carts only; no vehicular access
262 is planned. In response to a question from S. Baraw about building use, Gaines stated that it is
263 intended primarily for daytime use by golfers, though it may potentially serve visitors during the
264 winter months if cross-country skiing is offered on-site.

265 The DRB reviewed the applicable conditional use and site plan criteria. As part of that review,
266 S. Gaines described the surrounding site layout, noting that the golf course will extend directly up to
267 the edge of the new building. No additional landscaping is proposed. J. Larose described two
268 stormwater treatment options under consideration. Both involve directing stormwater from the
269 roof via gutters and downspouts into simple disconnection and infiltration areas, allowing runoff to
270 dissipate naturally into the ground. Regardless of the final delivery method, the approach will rely
271 on surface-level infiltration.

272 The site is covered under an existing Erosion Control and Stormwater Protection (ECSP) plan
273 approved by the State of Vermont. Outdoor lighting for the building will consist of downcast fixtures
274 and bollard lights intended for safety and security. All proposed fixtures are believed to be dark sky
275 compliant and will be operated on timers, set to turn off around 10:00 p.m. A lighting cut-sheet was
276 provided in the application materials. N. Mann testified that mini-split HVAC units will likely be
277 installed as ceiling-mounted and ducted systems.

278 Chair D. Clymer reviewed the criteria related to the Source Protection Overlay District, noting the
279 proximity of the wastewater system to the mapped boundary. The Applicant confirmed that the
280 system is not believed to be located within the overlay district, though it is near the edge.

281 Following the conclusion of testimony, D. Kelly made a motion to close the hearing. M. Black
282 seconded, and the motion passed unanimously. The DRB will issue its written decision within 45
283 days.

284 **Project #: 7584 (Cont. from 7/1/25)**
285 **Owner: Crazy Cow Holdings LLC**
286 **Tax Parcel #: 02-193.050**
287 **Location: 0 North Hill Rd**
288 **Project: Lot Line Adjustment Between Lots 24&25**
289 **Zoning: RR5/RHOD**

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

293
294 The Applicant was not present but emailed staff earlier in the meeting requesting a continuance to
295 allow further project revisions. M.Black motioned to continue project 7584 to September 2nd.
296 P.Gabel seconded. The motion passed unanimously.

297
298 **Approval of Minutes:**

299
300 M.Black noted a minor typo on line 191 and suggested the word be corrected 'covenants'. A
301 motion to approve the revised meeting minutes of July 1, 2025 was made by M.Black and seconded
302 by S. Baraw. The motion passed unanimously.

303
304 **Other Business:**

305
306 On a motion by M.Black, seconded by P. Gabel, the meeting adjourned at approximately 7:30 p.m.
307 The motion passed unanimously.

308
309 Respectfully Submitted,
310 Sarah McShane
311 Planning and Zoning Director