



**Town of Stowe
Development Review Board
Meeting Minutes – August 5, 2025**

A regular meeting of the Development Review Board was held on Tuesday, August 5, 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, Tom Hand, Peter Roberts, Patricia Gabel, Andrew Volansky, Alternate Chip Dillon, and Alternate Scot Baraw.

Staff Present: Sarah McShane, Planning and Zoning Director, 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 #: 7654

Owner: Cork Seven LLC

Tax Parcel #: 11-149.000

Location: 3418 Mountain Rd

Project: Modify Previously Approved Building from Sprung Structure to Metal Building

Zoning: UMR/RR2

(Participating DRB Members: Drew Clymer, Mary Black, Tom Hand, Peter Roberts, Patricia Gabel and Alternates Scot Baraw and Chip Dillon)

D. Clymer opened the hearing for Project 7654. Representing the Applicant were George Coultas and Noah Labow

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

N. Labow explained that they are changing from a previously approved sprung structure to a more traditional structure, changing the color, proposing barn red and maintaining the same footprint.

D. Clymer questioned whether this triggered the Stowe Club Test.

T. Hand requested that the applicants provide a cut sheet for the metal roofing.

P. Roberts questioned whether they should maintain the same neutral color palette originally approved for the sprung structure.

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

Project #: 7604

Owner: Mountain Road Town Homes LLC

Tax Parcel #: 06-039.000

Location: 2438 Mountain Rd

Project: Site Plan and Landscaping Revisions to Previously Approved 9-unit PRD

Zoning: UMR

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

D. Clymer opened the hearing for Project 7604. Representing the Applicant were Kyle Gambone, Tyler Mumley, Cynthia Sylvie and present via Zoom was Bond Worthing.

Interested persons present included Tammy Massie.

Tammy Massie
2518 Mountain Rd
Stowe, VT 05672

D. Clymer swore in all parties, at approximately 5:10 p.m.

On a motion made by P. Gabel and seconded by M. Black the Board entered deliberative session at approximately 5:12 p.m. The Board exited deliberative session at approximately 5:29 p.m.

Upon returning from deliberative session D. Clymer explained that the board intended to continue this hearing in order to conduct a site visit. The applicant team was given the option of postponing testimony until after the site visit. The applicant team chose to provide testimony.

T. Mumley explained that due to complications during utility installation, changes to the approved landscaping had to be made. He explained they made significant effort to retain natural vegetation and meet the prior visual screening requirements.

D. Clymer inquired about the applicability of the Stowe Club Test and the unforeseen construction challenges that led to changes in the water and sewer line layouts. T. Mumley explained how shallow ledge and Department of Public Works requirements necessitated modifications to the original plans.

A. Volansky questioned the planting schedule, C. Sylvie explained that they could plant as late as October. T. Hand asked her to explain the planting plan. C. Sylvie explained they modified landscaping around the stormwater pond, utility corridor and driveway. She further explained that they incorporated native shrubs like red twig dogwood, dwarf honeysuckle and eastern hemlocks to help re-establish visual screening. C. Sylvie confirmed that no other deviations had occurred except in the specified areas.

A motion to continue the hearing and schedule a site visit for September 2nd at 4:00 p.m. was made by M. Black and seconded by T. Hand. The motion passed unanimously.

Project #: 7564

Owner: 354 South Main St LLC

Tax Parcel #: 7A-002.010

Location: 354 South Main St

Project: 42 Unit Residential Building that will Replace Lumber Retail Shop

Zoning: VC-10, SHOD, FHD

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

D. Clymer opened the hearing for Project 7564. Representing the applicant were Tyler Mumley, Tiffany Donza, Nick Donza, Amanda Markey, and Kelley DesRoches.

Interested persons present were Tim and Erica Bryan, and AJ. Shinnars

Tim and Erica Bryan	AJ Shinnars
352 S. Main St	52 River Rd
Stowe, VT 05672	Stowe, VT 05672

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

T. Mumley explained that they have received a positive recommendation from the HPC to demolish and re-build the fire-damaged structure and construct a 42- unit residential building with underground parking.

T. Mumley explained the property's setbacks, nonconformity, and building height requirements, noting that the proposed building would slightly increase nonconformity but remain within the allowable limits. He further explained that the building's height, which would be approximately 30 feet on average, with elevator and stairway shafts reaching slightly higher. He confirmed that the building would comply with height requirements due to the footnote relating to underground parking.

D. Clymer questioned the continuation of water service at 352 South Main Street. N. Donza explained that they would be responsible for the new hook up and are required to maintain the same water pressure to the property. He further explained that Department of Public Works Director H. Shepard is concerned about the placement of the line, and they will continue to work with him to find a solution.

D. Clymer asked about electric vehicle charging (EVC). K. DesRoches confirmed there would be EVC on site, but not in the parking garage.

T. Mumley explained that the proposed project would not have an undue adverse impact on traffic compared to existing conditions, as calculations show a decrease of 7 trips per peak hour.

K. DesRoches explained that the structure would be designed to support future solar energy if desired.

T. Mumley discussed the project's compliance with regulations, noting that it would not have an undue adverse effect on scenic or natural beauty, water, noise, or air pollution. He also addressed

access management, explaining that the project proposes four additional parking spaces which are not required to meet minimum requirements but were included to maximize parking capacity.

D. Clymer expressed concern regarding the additional parking spaces questioning whether their placement would make it difficult for emergency vehicles to maneuver when responding to a call. N. Donza was amenable to removing those spots if necessary. T. Mumley pointed out that there would be two ADA accessible spots, one at ground level the other in the parking garage.

E. Bryan brought up their easement access, pointing out that some of the parking spaces encroach the easement. T. Bryan expressed concerns about large vehicle maneuverability if residents do not park appropriately.

A. Markey discussed the landscaping plan focusing on view corridors and the amenity area plantings, picnic area, and minimal mowing near the river. She explained that evergreens would be used for screening.

Planning and Zoning Director S. McShane asked about mechanical units, K. DesRoches explained that while there are no rooftop units, there is a ground-mounted transformer that will be screened with evergreens.

T. Hand asked if the utility pole would remain. T. Mumley explained that new utility poles and underground lines will be installed to accommodate power and communication needs.

T. Mumley confirmed that the project would not trigger town or state stormwater rules, and explained their plan to use existing catch basins, storm pipes, and footing drains to direct runoff to the river. T. Hand questioned the water drainage in the garage, T. Mumley explained that while there are no floor drains, the existing catch basin at the entrance will handle runoff, and they plan to reuse some existing footing drains to avoid disturbing the river area.

K. DesRoches and N. Donza discussed lighting fixtures, including their dark sky compliance and timing, which will turn on at dusk and off at dawn, as well as the photometric plan.

D. Clymer and P. Gabel asked for clarification regarding the FEMA map amendment. T. Mumley explained that they obtained a letter of map amendment from FEMA to remove a flood hazard area, allowing for fill to be added to tie the building into the existing grade.

K. DesRoches presented plans for a new building, describing the design elements and materials for both the south and north sides. The north side inspiration comes from mill style buildings while the south side is more residential.

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

Approval of Minutes:

A motion to approve the meeting minutes of July 15, 2025, was made by M. Black and seconded by

190 S. Baraw. The motion passed unanimously.

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192 **Other Business:**

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194 The meeting adjourned at approximately 7:43 p.m.

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196 Respectfully Submitted,

197 Kayla Hedberg

198 Planning and Zoning Assistant