



**Town of Stowe
Development Review Board
Meeting Minutes – September 2, 2025**

A regular meeting of the Development Review Board was held on Tuesday, September 2, 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, David Kelly, Mary Black, Tom Hand, Patricia Gabel, Andrew Volansky, Alternate Scot Baraw, and Alternate Lynn Altadonna (present via Zoom).

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 #: 7604 (cont. from 8/5/25)

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, David, Kelly, Mary Black, Tom Hand, Patricia Gabel, Andrew Volansky, and Alternate Scot Baraw)

D. Clymer opened the hearing for Project 7604. Representing the applicant were Tyler Mumley, Cynthia Sylvie, Kyle Gambone and Bond Worthington.

Interested persons present included Tammy Massie.

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

Members of the board and the public were invited to a site visit for this project at 4:00 p.m. Upon returning from the site visit, T. Mumley explained that the site visit revealed that most of the approved landscaping had been installed, with the proposed changes including trees and shrubs along the utility corridor and driveway. C. Sylvie further explained that the mitigation strategy involved hemlocks, dense shrub plantings and a bioretention basin with birch trees and water-loving shrubs at the driveway entrance.

T. Massie expressed concern about the view and water runoff from the property and hopes that the updated landscaping will help alleviate these issues.

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

Project #: 7619

Owner: Christopher Rodgers

Tax Parcel #: 7A-119.000

Location: 299 Mountain Rd

Project: Day Haus Addition of Small Cocktail Bar

Zoning: VC10/SHOD

Zoning: UMR

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

D. Clymer opened the hearing for Project 7619. Representing the Applicant was Hanah Mitrani

D. Clymer swore in all parties, at approximately 5:09 p.m.

H. Mitrani explained that she would like to add a small, 12-seat cocktail bar (speakeasy style) within the newly acquired portion of Day Haus.

D. Clymer asked whether the bar would be open to the public, what the hours of operation would be, and if there would be outdoor seating and music. H. Mitrani explained that, while technically open to the public, the space would function primarily for Day Haus members. She added that there would be outdoor seating on a small stone patio, but no music. The hours of operation for the cocktail bar would be Wednesday through Friday, 4:00 p.m. to 8:00 p.m. and for the café/coffee bar, Friday and Saturday, from 8:00 a.m. to 2:00 p.m.

H. Mitrani confirmed that all changes would be within the existing building footprint, and that no construction or expansion is proposed.

T. Hand asked for clarification concerning parking. H. Mitrani clarified the location and number of parking spot, noting that 10 spaces are required and they have 16 spaces available, with additional overflow parking in the public lot across the street.

M. Black questioned the need for additional water and sewer allocations. H. Mitrani explained that they are working with DPW to obtain necessary permits.

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

Project #: 7624

Owner: Dean Howard and Ryna Ferlatte

Tax Parcel #: 07-104.050

Location: 246 Werner Rd

Project: Clearing Limit Amendment for Residential Addition

Zoning: RR5/RHOD

(Participating DRB Members: Drew Clymer, David Kelly, Mary Black, Patricia Gabel, Tom Hand,

94 *Andrew Volansky, Alternate Scot Baraw and Alternate Lynn Altadonna.)*

95
96 D. Clymer opened the hearing for Project 7624. Representing the applicant were Dean Howard and
97 Ryna Ferlatte.

98
99 D. Clymer swore in all parties at approximately 5:23 p.m.

100
101 H. Dean explained that they are requesting an amendment to the existing clearing limits to
102 accommodate a 470-square-foot addition. The addition will be located behind the garage and
103 house, extending slightly into the previously approved clearing limits.

104
105 D. Clymer asked them to explain how they met the Stowe Club Test criteria. H. Dean identified that
106 their request aligns with Criterion B, explaining that the need for the addition was not anticipated at
107 the time of original permitting, and the current living space has proven insufficient, especially when
108 hosting guests.

109
110 H. Dean shared the site plan showing the original house, garage, and proposed addition. The
111 proposed change in clearing limits extends approximately 20 feet beyond the previously approved
112 line. He clarified that no additional trees would be removed, and that the impacted vegetation
113 would have already been cleared during construction and utility work. H. Dean also noted that 13
114 new trees have been planted in the previously cleared areas.

115
116 D. Clymer asked whether the lighting is dark sky compliant. H. Dean explained the lights are
117 downcast and shielded and the same type as previously approved.

118
119 T. Hand questioned the placement of the proposed addition. H. Dean explained that the area
120 behind the house included a slope and stone retaining wall, making construction more difficult and
121 costly. He further explained that the proposed placement allows for better flow.

122
123 A motion to close the hearing was made by M. Black and seconded by S. Baraw. The motion passed
124 unanimously.

125
126 **Project #: 7584 (cont. from 7/1/25)**

127 **Owner: ~~Crazy Cow Holdings LLC~~ North Hill Holdings LLC (amended)**

128 **Tax Parcel #: 02-193.050**

129 **Location: 0 North Hill Rd**

130 **Project: Lot Line Adjustment Between Lots 24&25**

131 **Zoning: RR5/RHOD**

132
133 *(Participating DRB Members: Drew Clymer, Mary Black, Patricia Gabel, Tom Hand, Andrew*
134 *Volansky, Alternate Scot Baraw and Alternate Lynn Altadonna.)*

135
136 D. Clymer re-opened the hearing for Project 7584. Gunnar McCain represented the applicant.

137
138 D. Clymer swore in all parties at approximately 5:45 p.m.

139
140 G. McCain explained the reconfiguration of the lots to address concerns raised by the DRB,
141 including the removal of a dogleg lot and adjustments to building zones to meet current slope

requirements. Calculations confirmed that the minimum lot sizes meet the required standards.

L. Altadonna suggested that final mylar reflect matching acreage values. G. McCain agreed to align the numbers on the final mylar.

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

Project #: 7552 (cont. from 5/20/25)

Owner: John Springer-Miller & Tina Ross

Tax Parcel #: 11-255.000

Location: Lot 4A- End of Nature's Way

Project: Phase V Continuation of Wildewood Community -10 Single Family Dwellings in AG-PRD

Zoning: RR5/RHOD

(Participating DRB Members: Drew Clymer, David Kelly, Mary Black, Patricia Gabel, Andrew Volansky, and Alternate Scot Baraw.) (Alternate Michael Diender will review at a later date)

D. Clymer re-opened the hearing for Project 7552. Representing the applicant were John Grenier, Michelle Young and Alain Youkel.

D. Clymer swore in all parties at approximately 5:51 p.m.

J. Grenier explained that site plan adjustments had been made, including relocating grading outside the 50-foot stream buffer. The edge of clearing is now explicitly marked as a no-cut zone on the plan.

J. Grenier confirmed that the development will include a total of 68 units, which is 22 fewer than the 94 originally permitted.

He also addressed other concerns; approval was obtained from the fire chief regarding fire truck access; the lighting plan was updated to show dark sky compliant outdoor lighting; and the landscaping plan was revised to include the minimum required number of trees, and bushes per lot.

J. Grenier addressed M. Black's concerns about green space by adjusting the layout of units 27,28, and 29 to satisfy the 20-foot minimum green space requirement between homes and the roadway.

In response to L. Altadonna's public comment, four additional viewsheds were added to assess visual impact from higher elevations. Images and topographical profiles confirm limited to no visibility due to hills and vegetation.

A. Youkel confirmed that the road maintenance agreement between the new phase and the previous phases has been finalized, and that HOA documents have been provided.

J. Grenier further explained that the water main extension has been accepted into the municipal system and that water allocation is available and will be confirmed once conditions are met.

190
191 J. Grenier clarified that the gravel right-of-way will be retained by John Springer Miller and was
192 updated on the plan. He explained that it is an existing condition maintained through the ownership
193 transition and not a new right-of-way.

194
195 A motion to close the hearing was made by A. Volansky and seconded by M. Black. The motion
196 passed unanimously.

197
198 **Project #: 7534 (cont. from 7/15/25)**

199 **Owner: Robert Chase**

200 **Tax Parcel #: 06-033.000**

201 **Location: 332 Luce Hill Rd**

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

203 **Zoning: RR5**

204
205 *(Participating DRB Members: Drew Clymer, David Kelly, Mary Black, Patricia Gabel, Tom Hand, and*
206 *Alternate Scot Baraw.) (Peter Roberts will review at a later date)*

207
208 D. Clymer re-opened the hearing for Project 7534. Representing the applicant were Tyler Mumley,
209 Andrew Volansky, Rick Barnett, and Robert Chase.

210
211 D. Clymer swore in all parties at approximately 6:08 p.m.

212
213 T. Mumley presented updates on the revised site plans, which included a shared driveway for two
214 new building sites. He explained that the existing horseshoe driveway will be split, one half will
215 remain for the existing house, and the other half will serve as access for the two new buildings.
216 These changes addressed the previous concerns about the double setback area. It was noted that
217 regulations do not allow three closely spaced driveways, however, the DRB has the authority to
218 waive this requirement.

219
220 T. Mumley addressed the issues submitted by Stony Brook, explaining that they are requesting a
221 reduction in the double setback from 140 feet to 100 feet. This aims to avoid the Meadowland
222 Overlay District and maintain historical setback patterns. He further explained that the driveway
223 was relocated to cross but not run within the setback area.

224
225 T. Mumley proposed two preliminary on-site wastewater mound systems, each designed for a five-
226 bedroom home. He noted that further hydrogeologic analysis would be required to ensure there
227 would be no impact to the proposed future town spring on the Stony Brook property. If on-site
228 systems are not approved, connection to the municipal sewer system via a pump station would be
229 utilized, but expensive.

230
231 A. Volansky discussed the building zones shown on the site plan, explaining that the building
232 placement was designed to reduce visual impacts from Luce Hill Rd and Stony Brook. The
233 applicant team agreed to undergo two rounds of review, first with Historic Preservation, then return
234 to the DRB.

235
236 T. Hand expressed concerns regarding tree placement and suggested redistributing the proposed
237 trees across the entire frontage to maintain scenic gaps and visual consistency.

238
239 R. Barnett questioned whether the requested 100-foot setback, as applied for, would be locked in if
240 approved. D. Clymer clarified that the approval would be limited to what is requested in the
241 application.

242
243 The applicant team expressed flexibility in landscaping.

244
245 Planning and Zoning Director S. McShane emphasized that the board cannot condition approval on
246 information not provided in the current application. It was noted that positive findings must be
247 based on complete and sufficient information.

248
249 T. Mumley explained they are proposing two residential units, but the structure types, whether
250 single family or duplex, have not been finalized.

251
252 D. Clymer asked about a shared driveway agreement, open space and draft HOA documents.

253
254 T. Mumley noted a shared driveway agreement would be required but did not believe HOA
255 documents were applicable. He stated that open space would be covered under the remainder of
256 the land.

257
258 D. Clymer emphasized the need for HOA documentation to outline shared maintenance
259 responsibilities, property restrictions, and use and appearance guidelines.

260
261 P. Gabel agreed that HOA documents are a standard requirement and should be reviewed prior to
262 approval.

263
264 D. Clymer expressed that he would prefer not to condition something that can be provided at the
265 time of review.

266
267 D. Kelly noted that in the absence of conceptual designs it makes it difficult to assess massing and
268 scale.

269
270 A motion to enter deliberative session was made by D. Kelly and seconded by M. Black. The motion
271 passed unanimously.

272
273 A motion to exit deliberative session was made by D. Kelly and seconded by M. Black. The motion
274 passed unanimously.

275
276 D. Clymer presented the applicant team with three options: withdraw the application, request a
277 continuance to provide additional materials, or close testimony and allow the board to vote based
278 on the current record.

279
280 T. Mumley requested closure of testimony, with conditions related to DRB design review and
281 submission of HOA documents.

282
283 A motion to close the hearing was made by D. Kelly and seconded by M. Black. The motion passed
284 5-1-0, with D. Clymer, D. Kelly, M. Black, P. Gabel, S. Baraw voting in the affirmative and T. Hand
285 opposing.

286

287 **Approval of Minutes:**

288

289 A motion to approve the meeting minutes of August 19, 2025, was made by M. Black and seconded
290 by P. Gabel. The motion passed unanimously.

291

292 **Other Business:**

293

294 The meeting adjourned at approximately 7:10 p.m.

295

296 Respectfully Submitted,

297 Kayla Hedberg

298 Planning and Zoning Assistant

DRAFT