



**Town of Stowe
Development Review Board
Meeting Minutes – February 17, 2026**

1 A regular meeting of the Development Review Board was held on Tuesday, February 17, 2026,
2 starting at approximately 5:00 pm. The meeting was held at the Stowe Town Office with
3 remote participation using the “Zoom” application.

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8 **Members Present:** Drew Clymer, David Kelly, Mary Black, Tom Hand, Andrew Volansky, Patricia
9 Gabel, and Peter Roberts.

10
11 **Staff Present:** Sarah McShane- Planning and Zoning Director, Kyle Hansen – Deputy Zoning
12 Administrator, and Kayla Hedberg- Planning & Zoning Assistant

13
14 **Others Present in Person:** [See sign-in attendance sheet]

15
16 Meeting Chair Clymer called the meeting to order at approximately 5:00pm.

17
18 **Project #: 7716**

19 **Owner: Willow Creek LLC**

20 **Tax Parcel #: 10-040.050**

21 **Location: 0 Needle Leaf Ln**

22 **Project: 2-lot Subdivision**

23 **Zoning: RR5**

24
25 *(Participating members: D. Clymer, M. Black, P. Roberts, A. Volansky, T. Hand, D. Kelly, and P. Gabel)*

26
27 D. Clymer re-opened the continued hearing for Project 7716. Tyler Mumley, Nafisa Eachus and
28 Brian Eachus were present for the applicant and were sworn in by D. Clymer at approximately 5:01
29 p.m.

30
31 T. Mumley explained that revised site plans were submitted detailing proposed driveway connecting to
32 the shared driveway to demonstrate compliance with the Fire Department Guidelines. He further
33 explained that the proposed house sites and internal driveways were shown to demonstrate that each
34 parcel will remain under a half-acre of new impervious surface, avoiding the need for state stormwater
35 permitting.

36
37 T. Mumley noted that the proposed building zones were designed to accommodate both primary and
38 potential accessory dwelling units within the impervious surface limits. He pointed out that silt fence
39 locations were revised and that standard notes remain on the plan.

40
41 T. Hand motioned to close the hearing. A. Volansky seconded the motion. The motion passed
42 unanimously.

43
44 **Project #: 7752**

45 **Owner: Starlight Development Group LLC**

46 **Tax Parcel #: 07-057.000**

47 **Location: 1091 Pucker St**

48 **Project: Setback Waiver for Deck**

49 **Zoning: RR2**

50

51 *(Participating members: D. Clymer, M. Black, P. Roberts, A. Volansky, T. Hand, D. Kelly, and P. Gabel)*

52

53 D. Clymer opened the hearing for Project 7752. Representing the applicant were Debbie Orloff and
54 Miguel Gallarte. D. Clymer swore in all parties at approximately 5:05 p.m.

55

56 S. McShane noted that the property is located along Route 100 and sits close to the road. The lot is
57 significantly undersized for the district and predates zoning regulations. The house has undergone
58 significant rehabilitation over the past year. S. McShane explained that the Historic Preservation
59 Commission (HPC) approved the exterior design and the deck. The HPC also provided a recommendation
60 for the setback waiver.

61

62 S. McShane further explained that upon further zoning review, staff determined that the original rear deck
63 could not be confirmed as lawfully nonconforming. As a result, the rebuilt and expanded deck requires a
64 setback waiver. The original deck extended four feet, and the new deck extends eight feet, but is set
65 farther from the rear property line than the previous deck.

66

67 T. Hand asked for clarification about the setbacks. S. McShane explained that while the deck was
68 originally nonconforming, the work done does not increase the level of nonconformity.

69

70 T. Hand motioned to close the hearing. M. Black seconded the motion. The motion passed unanimously.

71

72 **Project #: 7756**

73 **Owner: Edward Grennan Jr and Rosalie Maloney**

74 **Tax Parcel #: 07-330.010**

75 **Location: 0 Gilcrist Rd**

76 **Project: 3-lot Subdivision**

77 **Zoning: RR2/RR3**

78

79 *(Participating members: D. Clymer, M. Black, P. Roberts, A. Volansky, T. Hand, D. Kelly, and P. Gabel)*

80

81 D. Clymer opened the hearing for Project 7756. Sarah Heneghan and John Grenier were present for the
82 applicant. D. Clymer swore in all parties at approximately 5:15 p.m.

83

84 S. McShane notified D. Clymer that a written statement of concern was submitted by James Reichert, an
85 adjoining property owner, requesting interested person status. Staff will confirm eligibility.

86

87 S. Heneghan presented the proposed three-lot subdivision on an undeveloped parcel with minimal
88 clearing to preserve screening between lots. S. Heneghan explained that they have existing curb cuts and
89 designed the driveway to Fire Department standards with turnarounds provided for each lot. The project
90 includes stormwater management features, including a swale and detention pond, and while not required,
91 1.9 acres of open space to maintain forested areas are proposed.

92

93 D. Clymer questioned if blasting would be necessary to construct the driveway. S. Heneghan explained
94 that no blasting is proposed for the driveway construction, however they anticipate chipping where
95 necessary.

96

97 D. Clymer asked about wetland and habitat protection. S. Heneghan explained that no endangered species

98 habitats were identified, there are no additional water bodies beyond the mapped wetlands and there are
99 no impacts proposed to the wetlands or buffers.

100
101 T. Hand asked how long the driveway was. S. Heneghan confirmed the driveway would be 700 feet.

102
103 D. Clymer questioned the on-site wastewater and disposal. S. Heneghan confirmed that on-site wells and
104 septic systems had been approved by the state.

105
106 D. Clymer asked if they had discussions with the Fire Chief regarding the turnarounds and driveway
107 construction. S. Heneghan confirmed they had not, however they had designed the driveway turnaround
108 to meet the Fire Department standards of 40 feet by 30 feet. S. Heneghan noted that there is a short
109 section narrowed to 10 feet leading up to Lot 2 due to the wetland buffers.

110
111 T. Hand questioned grading. S. Heneghan confirmed there would be minimal grading.

112
113 D. Clymer asked about the driveway grade. S. Heneghan explained that the steepest section is 11% and
114 the rest is under 5%.

115
116 D. Clymer noted that the applicant requested a permit condition stating that an EPSC plan and a CGP
117 permit (or engineer's letter determining a CGP is not required) be submitted to the zoning office prior to
118 any earth moving activities on the site.

119
120 T. Hand asked for clarification regarding total impervious surface. S. Heneghan confirmed there would be
121 less than 0.4 acres of impervious surface.

122
123 D. Kelly motioned to close the hearing. M. Black seconded the motion. The motion passed unanimously.

124
125 **Approval of Minutes:**

126
127 M. Black motioned to approve the meeting minutes from February 3, 2026. A. Volansky seconded the
128 motion. The motion passed unanimously.

129
130 **Other Business:**

131
132 P. Roberts motioned to adjourn. P. Gabel seconded the motion. The motion passed unanimously.

133
134 Respectfully Submitted,
135 Kayla Hedberg
136 Planning and Zoning Assistant