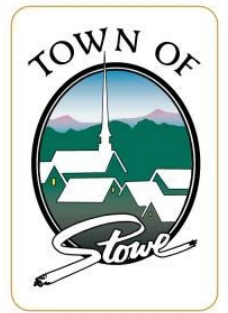


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Town of Stowe
Development Review Board
Meeting Minutes – June 2, 2026

Development Review Board
Drew Clymer, Chair
Andrew Volansky
David Kelly
Chip Dillon
Scot Baraw
Mary Black
Patricia Gabel



8 A regular meeting of the Development Review Board was held on Tuesday, June 2, 2026,
9 starting at approximately 5:00 p.m. The meeting was held at the Stowe Town Office with
10 remote participation using the “Zoom” application.

11 **Members Present:** David Kelly (acting as Chair), Mary Black, Patricia Gabel, Scot Baraw, Chip Dillon
12 and Alternate Scott Rank. (Absent-Drew Clymer, will review at a later date)

13 **Staff Present:** Sarah McShane– Planning and Zoning Administrator, Kyle Hansen – Deputy Zoning
14 Administrator, and Kayla Hedberg – Planning & Zoning Assistant

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

16 Meeting Vice Chair Kelly called the meeting to order at approximately 5:00 p.m.

17
18 **Project #: 7810**

19 **Owner: 109 Main L**

20 **Tax Parcel #: 7A-046.000**

21 **Location: 109 Main St**

22 **Project: Covered Porch Replacement**

23 **Zoning: VC10/SHOD**

24
25 D. Kelly opened the hearing for Project 7810. Adam Glick, Graham Mink, Beth Oleks and Chris Oleks
26 were present for the applicant. D. Kelly swore in all parties at approximately 5:02p.m.

27
28 Beth and Chris Oleks
29 942 Mountain Rd
30 Stowe, VT 05672

31
32 A. Glick explained that the project involved replacing the deteriorated porch and deck at the Public House
33 due to structural safety concerns. While the existing roof structure remains unchanged, new structural
34 columns, deck components, railing, and guardrails would be installed to meet current building code
35 requirements. Decorative architectural features, including brackets, would be retained to preserve the
36 building’s appearance. He emphasized that the project was necessary to bring the structure to code, not a
37 redesign.

38
39 D. Kelly referenced a condition attached to Project 5340, approved in 2016, which required future DRB
40 approval for any changes to the street-facing and south elevations. S. McShane explained that this
41 condition is why they were currently in front of the DRB despite having the HPC recommendation.

42
43 G. Mink asked the DRB if they could provide clarification regarding the conditions set forth in the
44 decision for project 5340.

45
46 S. McShane further explained that similar exterior projects would generally be reviewed by the HPC and
47 Planning and Zoning would issue the permit. She explained the historical context of the 2016 project and
48 the intent at that time to maintain oversight during the renovation and questioned whether the condition
49 was intended to apply to future minor alterations.

50
51 G. Mink explained that the porch stairs are in poor condition and present safety concerns. B. Oleks further
52 explained that July represents one of the business's most significant revenue periods and that the outdoor
53 porch and lawn area are critical to operations. She noted temporary repairs had not adequately addressed
54 the deteriorating stairs and that delays would negatively affect the business.

55
56 M. Black made a motion to close the hearing. P. Gabel seconded the motion. The motion passed
57 unanimously.

58
59 **Project #: 7829**

60 **Owner: John and Vicki Cohen**

61 **Tax Parcel #: 10-188.000**

62 **Location: 271 Lower Leriche Rd**

63 **Project: Amendment To Permit Z-7754. Modification to 2nd Story Design, Additional Square**
64 **Footage.**

65 **Zoning: RR5/RHOD**

66
67 D. Kelly opened the hearing for Project 7829. John and Vicki Cohen were present for the applicant.
68 Interested parties, Robert Rose and Robert Rose. were present. D. Kelly swore in all parties at
69 approximately 5:16p.m.

70
71
72
73
74

	Robert Rose	Robert Rose
	97 Lower Leriche	301 Lower Leriche
	Stowe, VT 05672	Stowe, VT 05672

75 J. Cohen explained that after receiving approval in January 2026, a drafting error was discovered in the
76 approved roof design. The original design would have created a less desirable roof configuration. The
77 revised design converted the roof to a proper hip roof while maintaining the previously approved ridge
78 height, overall building height, and setback encroachment.

79
80 C. Dillon and D. Kelly questioned applicable waiver criteria, including neighborhood compatibility,
81 design consistency, sight distances, and impacts on adjacent properties, and whether the changes would
82 affect building dimensions or increase impacts on neighboring properties. J. Cohen noted that ridge height
83 and setback encroachment remain unchanged and that the revised roofline would not adversely affect
84 sight distances.

85
86 R. Rose questioned what J. Cohen meant by increased daylight. J. Cohen explained that the new roof
87 design would allow more light to pass through.

88
89 P. Gabel made a motion to close the hearing. M. Black seconded the motion. The motion passed
90 unanimously.

91
92 **Project #: 7821**

93 **Owner: Christopher & Olivia Stevens Joint Trust**

94 **Tax Parcel #: 02-175.010**

95 **Location: 2521 Stowe Hollow Rd**

96 **Project: 2-Lot Subdivision**

97 **Zoning: RR5**

98
99 D. Kelly opened the hearing for Project 7821. Tyler Mumley and Chris Stevens were present for the

100 applicant. D. Kelly swore in all parties at approximately 5:30p.m.

101
102 T. Mumley explained that the proposed subdivision would divide the property into two lots. Lot 1,
103 consisting of 5.3 acres containing the existing residence, and Lot 2, consisting of approximately 5.02
104 acres intended for future residential development. T. Mumley confirmed the issuance of a driveway
105 entrance permit and sufficient area existed for future wastewater disposal, although a state wastewater
106 permit has not been issued.

107
108 D. Kelly asked if the acreage was based on a survey, T. Mumley confirmed it was.

109
110 S. Rank questioned wastewater feasibility and C. Dillon questioned the grade of the driveway access. T.
111 Mumley explained that they had not done test pits for the septic. He noted that the site slopes generally
112 ranged between 10 and 25 percent and that the proposed driveway alignment was selected to maintain
113 manageable grades.

114
115 D. Kelly questioned impacts related to the mapped wildlife habitat, traffic, emergency access, utilities,
116 and stormwater management. T. Mumley noted that Lot 2 lies within a 4 out of 10 wildlife habitat block.
117 T. Mumley explained that impacts would be minimal because disturbance would occur along the edge of
118 a larger habitat area already affected by surrounding residential development. T. Mumley pointed out the
119 existing pine trees near the road that would be retained to provide screening. He noted that the project
120 would generate one additional peak-hour trip. T. Mumley further explained that the proposed driveway is
121 25 feet from the property line, with an approximate 10 percent grade and a 44'x 34' emergency
122 turnaround. T. Mumley explained that there are existing overhead powerlines and no specific permit
123 triggers for stormwater management.

124
125 P. Gabel questioned runoff impacts. T. Mumley explained that drainage improvements, including the
126 installation of a culvert beneath the proposed driveway, would be needed to maintain existing runoff
127 patterns.

128
129 M. Black made a motion to close the hearing. P. Gabel seconded the motion. The motion passed
130 unanimously.

131
132 **Project #: 7832**
133 **Owner: NR Holdings LLC**
134 **Tax Parcel #: 07-299.000**
135 **Location: 754 River Rd**
136 **Project: 3-Lot Subdivision**
137 **Zoning: RR2**

138
139 D. Kelly opened the hearing for Project 7832. Nelson Riley was present for the applicant. D. Kelly swore
140 in all parties at approximately 5:57p.m.

141
142 N. Riley explained that the existing 13.27acre parcel would be divided into three conventionally shaped
143 lots, with approximately 5.48 acres of contiguous open space. D. Kelly confirmed the acreage for each of
144 the lots. Lot A, 4.01 acres; Lot B, 4.26 acres; and Lot C 5.00 acres, with a 10-foot driveway setback. N.
145 Riley further explained that all proposed lots complied with the RR2 zoning requirements, including
146 minimum lot sizes and setbacks. He explained that there were proposed easements to accommodate
147 shared septic and water infrastructure between Lot A and Lot B, and the driveway easement would
148 remain.

149

150 S. Rank questioned wastewater locations and wetlands. N. Riley explained that areas shown on the plans
151 are based on prior soil investigations and wastewater permits. N. Riley identified an existing pond and
152 wetland area located on the site and explained that no additional state delineated wetlands.

153
154 D. Kelly questioned other environmental and scenic impacts. N. Riley explained the proposed subdivision
155 is not anticipated to adversely affect prime agricultural soils, natural communities or rare, threatened, or
156 endangered species habitats. N. Riley explained that the property is generally screened from Route 100
157 and other public viewpoints by existing vegetation and topography.

158
159 P. Gabel asked about the views in the winter. N. Riley explained that some seasonal visibility may occur
160 during winter months, but visual impacts are expected to remain limited.

161
162 D. Kelly discussed wildlife movement across the property. N. Riley pointed out the proposed open space
163 configuration, explaining it was designed to maintain habitat connectivity and preserve wildlife corridors.
164 He noted that tree clearing associated with future development would be minimal and limited to areas
165 necessary for building construction and driveway access. S. Baraw questioned the slope of the driveway.
166 N. Riley explained that the driveway as designed can be supported and would require less earthwork.

167
168 D. Kelly asked how traffic peak trips were calculated. N. Riley explained that the traffic generation
169 estimates were prepared using the ITE Trip Generation Standards. The projected traffic associated with
170 the full buildout of the subdivision was estimated at approximately 4.4 trips during AM peak hour,
171 approximately 5.9 trips during PM peak hour, and approximately 56 vehicle trips per day.

172
173 N. Riley addressed prior comments received from the Fire Chief regarding emergency access
174 improvements. He noted the increased size of the turnaround, 15-foot vertical clearance along the access
175 road, straightening portions of the roadway where feasible, and providing a fire pull-off area with signage.

176
177 S. Baraw and S. Rank questioned roadway grades and previous fire department comments, specifically
178 the sprinkler system requirements. N. Riley explained that with the proposed changes he anticipates
179 sprinklers being required for future homes on Lot C only, instead of Lot B and Lot C as previously
180 discussed.

181
182 D. Kelly asked about the road maintenance agreement and utilities and stormwater management. N. Riley
183 explained that the existing road maintenance agreement includes shared responsibility for snowplowing
184 and routine maintenance. N. Riley noted that the proposed impervious surface related to the driveways
185 and fire access improvements was estimated at approximately 0.25 acres, with total anticipated land
186 disturbance estimated at approximately 0.31 acres.

187
188 P. Gabel made a motion to close the hearing. S. Baraw seconded the motion. The motion passed
189 unanimously

190
191 **Project #: 7809**
192 **Owner: Michael and Angela Cirami**
193 **Tax Parcel #: 14-006.000**
194 **Location: 887 Spruce Peak**
195 **Project: Partial Demo and New Addition**
196 **Zoning: RR5/RHOD**

197
198 D. Kelly opened the hearing for Project 7805. Kelly Osgood and John Grenier were present for the
199 applicant. D. Kelly swore in all parties at approximately 6:24 p.m.

200
201 K. Osgood explained they are seeking approval to demolish an older wing of an existing residence and
202 construct a new addition in its place. In addition, they are proposing formal clearing limits for the
203 property.
204
205 S. McShane explained that no clearing limits had previously been established because the property
206 predates current zoning and subdivision regulations.
207
208 P. Gabel questioned why they were proposing clearing limits if they were not intending to use them. K.
209 Osgood emphasized that the purpose of establishing clearing limits is to provide a long-term framework
210 for property management and future permitting needs. He reiterated that only portions of the site
211 necessary for construction of the addition and associated improvements would be disturbed during the
212 current project.
213
214 S. McShane asked if the roof overhangs met the required setbacks. K. Osgood confirmed that they do.
215
216 K. Osgood noted that the residence is not visible from public vantage points. He explained that limited
217 visibility may occur from portions of the Spruce Peak property and areas associated with the golf course.
218 He pointed out that previous approvals for improvements to the property had been processed as minor
219 applications due to the property's limited visibility.
220
221 D. Kelly and P. Gabel questioned grading, clearing, and construction impacts. K. Osgood explained that
222 stormwater management calculations show post-development runoff would be slightly reduced when
223 compared to existing site conditions. K. Osgood noted that the designated clearing limits encompass
224 approximately 0.41 acres. D. Kelly expressed concern that future owners could clear the entire area
225 without further review if the clearing limits were approved. K. Osgood explained that several trees are
226 located close to the house and tree limbs currently overhang portions of the structure, and some trees will
227 be removed for construction access and foundation excavation.
228
229 J. Grenier explained that substantial forested areas would remain undisturbed and construction activities
230 would occur primarily on modified slopes adjacent to the existing residence.
231
232 D. Kelly questioned visual impacts. K. Osgood reiterated that the project would not be visible from public
233 viewpoints. Noting that limited winter visibility may occur from areas near Spruce Peak and Mount
234 Mansfield Academy Ski Club.
235
236 S. Rank questioned whether the limits were larger than necessary for the proposed project. K. Osgood
237 explained the proposed clearing limits were intended to address future concerns, provide flexibility for
238 property maintenance, and to preserve existing downslope forest cover while establishing practical
239 management limits. J. Grenier approximated the existing clearing at .31 acres.
240
241 K. Osgood indicated that a forester had identified and flagged several trees intended for preservation. S.
242 Gabel asked if they had a site plan locating the flagged trees.
243
244 D. Kelly asked about the massing, design and lighting. K. Osgood explained that the roof pitch is
245 consistent with the existing residence and is well integrated with the original structure. C. Dillon
246 questioned if ceiling lights needed to be dark sky compliant. K. Osgood explained they are located under
247 covered areas and do not illuminate the sky. K. Osgood and J. Grenier reviewed the exterior lighting plan
248 and calculated the total lumens at approximately .87 lumens per developed square foot.
249
250 P. Gabel made a motion to enter deliberative session. M. Black seconded the motion. The motion passed

251 unanimously.

252

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

255

256 D. Kelly explained that the board felt the current plan appeared to show a large rectangular clearing area
257 extending close to property boundaries and did not clearly reflect the stated intent to preserve existing
258 trees. D. Kelly requested a revised site plan showing more precise and intentional clearing limits,
259 identification of trees being preserved, and additional details demonstrating where clearing is actually
260 necessary.

261

262 M. Black made a motion to continue the hearing to July 16, 2026. P. Gabel seconded the motion. The
263 motion passed unanimously.

264

265 **Approval of Minutes:**

266

267 M. Black made a motion to approve the meeting minutes from May 19, 2026. D. Kelly seconded the
268 motion. The motion passed unanimously.

269

270 **Other Business:**

271

272 Election of officers was tabled to July 7, 2026.

273

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

276

277 Respectfully Submitted,

278 Kayla Hedberg

279 Planning and Zoning Assistant

280