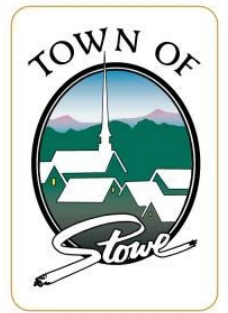


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**Town of Stowe
Development Review Board
Meeting Minutes – July 7, 2026**

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, July 7, 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, and Chip
12 Dillon (Absent-Drew Clymer and Adnrew Volansky will review at a later date)

13 **Staff Present:** Sarah McShane– Planning and Zoning Administrator and Kayla Hedberg – Planning &
14 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 **Project #: 7847**

18 **Owner: Martha Ann Davies Revocable Trust**

19 **Tax Parcel #: 06-176.000**

20 **Location: 976 Shaw Hill Rd**

21 **Project: Boundary Line Adjustment**

22 **Zoning: RR5/RHOD**

23
24
25 D. Kelly opened the hearing for Project 7847. Tyler Mumley, Molly Davies and Polly Motley were
26 present for the applicants. D. Kelly swore in all parties at approximately 5:02p.m.

27
28 T. Mumley provided an overview of the proposal, explaining that the application involves a boundary line
29 adjustment between two existing parcels. The existing parcels consist of approximately 47.5 acres
30 containing the primary residence, and approximately 46.5 acres containing an existing accessory building.

31
32 The proposed adjustment would reconfigure the parcels to create Lot 1 consisting of approximately 80.7
33 acres, including the existing residence, and Lot 2 consisting of approximately 13.3 acres with a designated
34 building area for a future single-family dwelling and the existing accessory structure. Lot 2 would be
35 accessible via a 50-foot right-of-way extending across Lot 1 from Shaw Hill Road.

36
37 D. Kelly reviewed the dimensional requirements and asked for additional information regarding lot area
38 requirements. T. Mumley explained that he used an AutoCAD program to prepare the steep slope
39 analysis. The analysis considered only the portions of each parcel located within the RHOD. He noted
40 that Lot 1 contained 15.69 acres of steep slopes and Lot 2 contained .7 acres of steep slopes.

41
42 D. Kelly noted that any broader regulation discussion regarding the interpretation of Standard 12 would
43 occur separately from the current application. Despite differing interpretations, both proposed lots
44 satisfied the applicable standard.

45
46 D. Kelly asked T. Mumley to review the general planning standards. T. Mumley pointed out that there is
47 mapped stream and wetland present on the property, but the proposed building site and access would not
48 impact those resources. Prime agricultural soil would remain available for continued agricultural use, and
49 the existing agricultural operations would continue. He further explained that no scenic or aesthetic

50 resources would be affected and existing wooded areas would remain undisturbed. Mapped deer
51 wintering habitats would not be impacted by the proposed development.

52

53 D. Kelly requested clarification regarding utilities and stormwater management. T. Mumley explained
54 that the proposed disturbance and impervious surface areas would remain below applicable state
55 thresholds. He noted that standard erosion and sediment control practices would be implemented during
56 construction to minimize impacts.

57

58 D. Kelly noted that the shared driveway must comply with Stowe Fire Department standards. He further
59 noted that a shared driveway maintenance agreement would be required if the properties are transferred
60 into separate ownership in the future.

61

62 M. Black made a motion to close the hearing. P. Gabel seconded the motion. The motion passed
63 unanimously.

64

65 **Approval of Minutes:**

66

67 M. Black made a motion to approve the meeting minutes from June 16, 2026. S. Baraw seconded the
68 motion. The motion passed unanimously.

69

70 **Other Business:**

71

72 Election of officers was tabled to July 21, 2026.

73

74 Review of the Rules of Procedure was tabled to July 21, 2026.

75

76 P. Gabel made a motion to enter deliberative session. M. Black seconded the motion. The motion passed
77 unanimously.

78

79 Respectfully Submitted,

80 Kayla Hedberg

81 Planning and Zoning Assistant

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