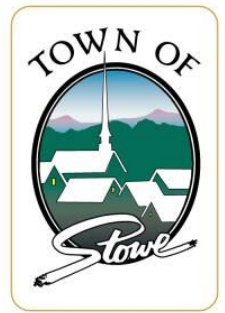


Town of Stowe
Development Review Board
Meeting Minutes – July 21, 2026

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



A regular meeting of the Development Review Board was held on Tuesday, July 21, 2026, 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, Andrew Volansky, Scot Baraw, and Chip Dillon (Absent-Patricia Gabel, will review at a later date)

Staff Present: Sarah McShane– Planning and Zoning Administrator and Kayla Hedberg – Planning & 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 #: 7775

Owner: Harold B and Carol D Stevens 2010 Family Trust

Tax Parcel #: 7A-132.010

Location: 127 Mountain Rd

Project: Construct A Duplex (re-application Of Previously Approved Project)

Zoning: VC10/SHOD

D. Clymer opened the hearing for Project 7775. Hal Stevens and Sam Scofield were present for the applicant. Catherine Scalzi was present via Zoom as an interested party. D. Clymer swore in all parties at approximately 5:05p.m.

Catherine Scalzi	(on behalf of)	Anton Garcia-Abril and Debora Mesa Molina
Notification via email		37 Franklin St
		Brookline, MA 02447

H. Stevens explained that the original approval had expired because the required wastewater and water supply permit was not obtained within the required timeframe. He stated that he is working with Tyler Mumley’s office to secure that permit. He confirmed that there were no material changes to the project, that the proposed duplex remained substantially the same, and that additional landscaping had been added. He also noted that the previous concerns raised by Public Works Director Harry Shapard regarding the detention pond have been addressed in this proposal. He acknowledged the comments from Stowe Electric regarding the easement and the Fire Department’s requirement for the installation of sprinklers.

D. Kelly made a motion to close the hearing. S. Baraw seconded the motion. The motion passed unanimously.

Project #: 7853

Owner: Aaron and Carolyn Solo

Tax Parcel #: 07-073.080

Location: 315 Dogwood Springs

Project: Subdivision Amendment (stormwater)

Zoning: RR2

50
51 D. Clymer opened the hearing for Project 7853. George McCain and Aaron Solo, via Zoom, were present
52 for the applicant. Interested parties present in person and via Zoom include:

53
54 Eugene & Jaqueline Bova
55 15 Tufts St
56 Marblehead, MA 01945

Thomas Griffin
103 Fox Fire Ln
Stowe, VT 05672

57
58 Sam Doxzon, MSK Attorneys (on behalf of) Abram Rosenfeld and Lisa Bernat
59 275 College St PO Box 30
60 Burlington, VT 05401 Hopedale, MA 01747

61
62 Laura & Erik Eselius
63 363 Marlborough St Apt6
64 Boston, MA 02115

Pete Kelly
113 Scribner Rd
Stowe, VT 05672

65
66 George Bambara
67 201 Mount Mansfield Dr
68 Stowe, VT 05672

Nancy Segreto
75 Foxfire Ln
Stowe, VT 05672

69
70 D. Clymer swore in all parties at approximately 5:15p.m.

71
72 G. McCain explained that the proposal consisted of two components. The first was to amend the
73 subdivision plans to include an additional stormwater treatment feature in the form of a gravel wetland at
74 the entrance to the development, which was required by the State operational stormwater permitting
75 process.

76
77 The second amendment involved modifying a condition of the original approval requiring that all
78 common stormwater infrastructure be completed before any certificate of occupancy could be issued. G.
79 McCain stated that the stormwater system was intentionally designed so several gravel wetlands could
80 initially function as sediment basins during construction, capturing sediment and protecting the permanent
81 stormwater infrastructure. After construction and site stabilization, the basins would be converted to their
82 final gravel wetland. He requested revising the condition to require completion of the stormwater
83 infrastructure serving the lot receiving a certificate of occupancy, rather than the entire common
84 stormwater system.

85
86 D. Clymer asked when the state permit was issued. G. McCain stated that the operational permit
87 incorporating the revised stormwater design had been issued in 2024. He confirmed that, aside from the
88 previously approved amendment involving the fire pond, no other changes had been made to the approved
89 subdivision plans.

90
91 J. Bova stated that since construction of the stormwater system they have experienced significant runoff
92 and drainage problems, including a storm that caused the stormwater system to fail. She explained that
93 repairs and additional stabilization measures were completed, but runoff continued to affect their property
94 during heavy rain. She acknowledged the applicant's efforts to address the issues but believed additional
95 improvements were still needed. E. Bova added that since owning the property they had not experienced
96 similar flooding before development of the subdivision.

97
98 S. Doxzon explained that his clients experienced significant flooding, erosion, and property damage
99 following the failure of the stormwater system the previous spring. He acknowledged that corrective

measures had been undertaken, however, his clients remained concerned and feel the stormwater system needs to be evaluated to ensure that flooding would not recur. He requested that the Town Engineer thoroughly review the proposed modifications and suggested that an HOA or similar entity assume long-term responsibility for inspections, maintenance, and periodic cleaning of the common stormwater system to ensure effectiveness. G. McCain confirmed that the State required engineering review, and long-term operation and maintenance of the stormwater infrastructure.

P. Kelly brought up concerns relating to his deeded spring rights and increased standing water behind his home that had not existed prior to the development. He questioned whether changes associated with subdivision had altered drainage patterns. He asked what measures were being taken to mitigate those impacts.

L. and E. Eselius stated that since construction of the stormwater pond and drainage trench, they had observed increased waterflow and soil saturation within their yard during storm events. They explained they had seen the pond on several occasions and had observed it nearly full, appearing close to overflowing before the installation of an additional outlet pipe. They questioned whether the pond had sufficient capacity to manage the volume of runoff generated by the development and requested reassurance the design would function as intended.

D. Clymer asked G. McCain to explain the circumstances surrounding the previous stormwater pond failure. G. McCain stated that failure occurred at the culvert outlet where the embankment had washed out, likely because the soils had not fully settled or been adequately compacted. He explained that the damaged area was reconstructed, and the discharge was redirected to improve stability and has been stable for over a year.

G. McCain was asked to provide a detailed walkthrough of the stormwater system. He reviewed the erosion control plans prepared for the Construction General Permit, which outlined the phased development sequence: establishment of disturbance limits, construction of the subdivision road, installation of the shared wastewater mound system, and construction of the individual house sites. He then identified the subdivision's stormwater facilities, explaining that gravel wetland 1, the subject of the amendment, had been constructed but was omitted from the original approval because it was added during State permitting. He further explained that several other gravel wetlands would be constructed or completed as future home construction progressed, while gravel wetland 7 and the fire pond were already complete and operational.

T. Griffen questioned whether the outflow was directed towards the brook. G. McCain explained that runoff from the pond discharged into an existing drainage channel connected to a culvert serving the development road and an existing ditch running along Westview Heights.

L. Eselius asked about the dimensions and storage capacity of the gravel wetland. G. McCain explained that the pond measured approximately 15 feet by 60 feet at the bottom with a depth of approximately two feet and included an underground gravel storage cell necessary for proper treatment. He further explained that because the July flooding event had occurred before the pond was constructed, the facility was installed later in 2024 after the State permit had been obtained.

C. Dillon asked for clarification regarding note 4 provided by Public Works Engineer Shaun Roberts. concerning the design standards for the gravel wetland. Mr. McCain confirmed that the facility had been designed in accordance with State operational stormwater standards for development of its size, which

148 require stormwater treatment through the ten-year storm event.

149

150 D. Clymer asked for more information relating to amending the timing of construction for the remaining
151 gravel wetlands. G. McCain confirmed that permanent gravel wetlands would be completed after site
152 stabilization, consistent with State guidance to prevent sediment accumulation. He explained that
153 temporary sediment basins, silt fencing, and other erosion-control measures would provide stormwater
154 management during construction.

155 M. Black questioned whether delaying completion of the gravel wetlands would expose downstream
156 properties to greater flood risk during construction. G. McCain explained that they would not be because
157 the temporary sediment basins would still provide stormwater detention and overflow protection while
158 additional erosion-control practices would prevent sediment from leaving the construction site.

159

160 S. Baraw asked whether the proposed stormwater pond and completion of the stormwater system would
161 provide more detention. G. McCain testified that gravel wetland 1 provides significantly greater
162 stormwater detention than the originally approved level spreader and was required by the State to improve
163 runoff control. He added that hydraulic modeling showed no increase in peak runoff during a ten-year
164 storm event.

165

166 D. Clymer asked G. McCain to address downstream drainage concerns raised by neighboring property
167 owners. G. McCain explained that significant erosion resulted from the July storm that washed out an
168 existing downstream channel, which has since been stabilized. He added that corrective measures,
169 including a diversion swale, were installed to reduce impacts on the Bova property and stated that the
170 runoff affecting their property did not appear to originate from the gravel wetland. He also noted that the
171 uphill drainage area remained forested and had not been disturbed by development.

172

173 P. Kelly expressed concern that the stormwater system was designed to the State's ten-year storm standard
174 despite recent larger storm events, stating that runoff had already caused saturated conditions and
175 standing water near his home. He questioned the system's performance during future major storms and the
176 potential effects of additional development.

177

178 E. Eselius questioned whether the proposed improvements would adequately protect downstream
179 properties and asked what recourse neighbors would have if drainage problems persisted.

180

181 G. McCain explained that the State operational stormwater permit requires ongoing inspection,
182 maintenance, annual inspections, and five-year engineer-certified compliance renewals to ensure the
183 system functions as designed. He stated that the applicant remained committed to complying with these
184 requirements and to addressing drainage issues to ensure the stormwater system operated properly over
185 the long term. He further explained that the State inspection includes ponds, swales, culverts, erosion,
186 sediment accumulation, and other stormwater infrastructure within the development. He clarified that
187 inspection responsibilities extend to project-related culverts, including those at the subdivision entrance
188 and along Dogwood Springs Road, but not to unrelated culverts beyond the project's connection to
189 Westview Heights.

190

191 S. Doxzon asked whether a map existed that illustrated the overall direction of stormwater flow through
192 the development, noting it would be helpful to have a visual representation showing how runoff moved
193 across the site and ultimately discharged downstream.

G. McCain explained that the stormwater design was intended to replicate pre-development drainage patterns by using existing topography, natural swales, logging roads, and drainage channels to determine historic runoff paths. He stated that the system collects, treats, and temporarily detains runoff before releasing it back into the same natural drainage areas to meet State requirements while maintaining historic flow patterns. He identified the primary drainage features as existing stream channels, drainage swales, wetland-related channels, and a drainage feature near Lot 3 that directed runoff toward the power line right-of-way.

N. Segreto expressed concerns consistent with those previously raised by the other downhill property owners.

A. Volansky asked whether each house lot would be subject to additional stormwater controls during construction. G. McCain confirmed that every owner would be required to obtain coverage under the Vermont Construction General Permit and comply with state erosion prevention and sediment control standards, including inspections by the State of Vermont.

A. Solo testified that they had responded to known drainage concerns, particularly those affecting downstream properties. He stated that the hillside had existing drainage challenges were worsened by the severe 2024 storms but believed the installed improvements, including the reinforced drainage swale and enlarged stormwater pond, had significantly improved conditions. Mr. Solo added that the pond was voluntarily expanded to approximately twice the State-required capacity to provide additional stormwater protection.

C. Dillon asked what the total impervious surface totals. G. McCain confirmed that the permanent impervious surface totals approximately 2.82 acres and reiterated that the proposed gravel wetland exceeds the minimum size required by the State.

D. Clymer confirmed that the Town may enforce the conditions of any permit approved through the Development Review Board process.

M. Black made a motion to close the hearing. D. Kelly seconded the motion. The motion passed unanimously.

Approval of Minutes:

M. Black made a motion to approve the meeting minutes from July 7, 2026. S. Baraw seconded the motion. The motion passed unanimously.

Other Business:

Election of officers was tabled to August 18, 2026.

Review of the Rules of Procedure was tabled to August 18, 2026.

D. Kelly made a motion to enter deliberative session. M. Black seconded the motion. The motion passed unanimously.

Respectfully Submitted,
Kayla Hedberg

243 Planning and Zoning Assistant
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