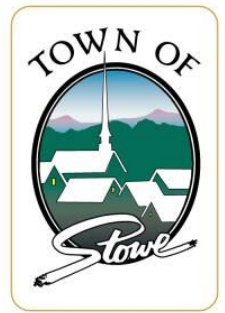


Town of Stowe
Development Review Board
Meeting Minutes – August 18, 2026

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, August 18, 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: David Kelly (Acting as Chair), Mary Black, Andrew Volansky, Scot Baraw, Patricia Gabel and Chip Dillon

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

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

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

Project #:7865

Owner: Amy Weller & Chip Haggerty

Tax Parcel #: 15-003.010

Location: 4213 Sterling Valley Rd

Project: Setback Waiver for Garage Second Level Addition for Art Studio/office

Zoning: RR5

D. Kelly opened the hearing for Project 7865. Tyler Mumley and Chip Haggerty were present for the applicant. D. Kelly swore in all parties at approximately 5:02p.m.

T. Mumley explained that the existing garage extends approximately three feet into the required setback. The proposed second-story addition will not change the footprint of the garage and will be used as art studio space. Because the existing garage is already located within the setback, adding volume above the existing footprint requires a dimensional waiver. T. Mumley confirmed that all other setbacks are met and the proposed overall height is approximately 24 feet to the peak, and approximately 21 feet to the midpoint.

D. Kelly reviewed the dimensional waiver requirements. T. Mumley addressed each criterion and testified that the proposal would not adversely affect the overall character of the surrounding area. He further explained that the proposed studio is in scale and design with the surrounding residential area. T. Mumley addressed the setback requirement, noting that the existing garage extends approximately three feet into the required 70-foot setback, representing an encroachment of approximately four to five percent, which is below the 20 percent waiver criteria. T. Mumley stated that the existing wood line along the road and a large tree near the turnaround provide substantial screening and would not adversely affect adjacent properties.

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

Project #: 7858

Owner: Silver Maple Holdings LLC

Tax Parcel #: 07-081.000

Location: 1100 Pucker St

Project: Subdivision Amendment to Match as Built Driveway

Zoning: RR2

D. Kelly opened the hearing for Project 7858. Tyler Mumley and Brendan O'Reilly were present for the applicants. D. Kelly swore in all parties at approximately 5:13p.m.

T. Mumley provided an additional exhibit from the Stowe Fire Department which will be added to the hearing record.

T. Mumley and B. O'Reilly explained that the existing subdivision was originally approved in 2012. Approximately 16 months ago the driveway was constructed in a location that differs from the previously approved plan. They explained that the revised alignment better follows the existing topography, avoids unnecessary blasting and disturbance, provides a more practical route to the upper lot, and improves emergency vehicle maneuverability. No changes to the property lines or building envelopes were proposed.

P. Gabel and C. Dillon both questioned the sequence of events, and why the work was completed before applying for an amendment. B. O'Reilly explained that the deviation was a process and construction error that was identified after surveying, rather than an intentional deviation from the approved plans. He further explained that the approved alignment was impractical given the sites steep terrain and that the constructed route remains within applicable setbacks and lot boundaries. They also noted that the Fire Department supported the revised configuration, including the proposed pull-offs, turnaround, and emergency vehicle access.

D. Kelly asked T. Mumley to address the Stowe Club test. T. Mumley and B. O'Reilly explained that the construction conditions and topographic constraints were not reasonably foreseeable when the original approval was issued.

D. Kelly asked if S. Reeves had seen the latest site plan. T. Mumley confirmed that the latest site plan had been sent to S. Reeves and that the Fire Department's latest comments were based on the review of the current site plan.

A. Volansky made a motion to close the hearing. S. Baraw seconded the motion. The motion passed unanimously.

Approval of Minutes:

A. Volansky made a motion to approve the meeting minutes from July 21, 2026. M. Black seconded the motion. The motion passed unanimously.

Other Business:

Election of officers was tabled to September 15, 2026.

Review of the Rules of Procedure was tabled to September 15, 2026, pending council advice regarding recusal protocol.

A. Volansky made a motion to close the hearing and enter deliberative session. S. Baraw seconded the motion. The motion passed unanimously.

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101 Respectfully Submitted,

102 Kayla Hedberg

103 Planning and Zoning Assistant

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