



Notice of DRB Decision
Town of Stowe Planning and Zoning Department
PO Box 730
Stowe VT 05672

You recently received approval for the project listed below from the Development Review Board. Attached is a copy of the DRB decision for your records. Any conditions of approval required to issue a zoning permit have been met and your zoning permit will be issued without any further action required from you.

Please contact the Planning and Zoning Department at 253-6141 if you have any questions.

APPLICATION INFORMATION

Project Number	7619		
Application Date	5/22/2025		
Physical Location	299 MOUNTAIN RD		
Map ID	7A-119.000	Tax ID	02119
Project Description	ADD ACCESSORY USE (BAR/TAVERN) TO EXISTING OFFICE		
Owner	CHRISTOPHER RODGERS		
Applicant	DAY HAUS LLC HANNAH MITRANI		
Applicant Address	299 MOUNTAIN RD STOWE VT 05672		

APPROVALS ON RECORD

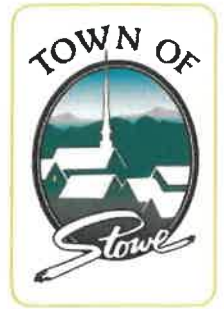
Action Taken	Date	End of Appeal Period	Expiration Date
DRB DECISION	9/16/2025	10/16/2025	10/16/2027

Sarah McShane

Dept. of Planning Zoning

**TOWN OF STOWE
DEVELOPMENT REVIEW BOARD**

Findings of Fact & Conclusions of Law



PROJECT: 7619

SUBJECT PROPERTY: 299 Mountain Road (Tax Map #7A-119.000)

PROPERTY OWNER

Christopher Rodgers
299 Mountain Road
Stowe, Vermont 05672

APPLICANT

Day Haus LLC /Hannah Mitrani
299 Mountain Road
Stowe, Vermont 05672

APPLICATION

The Applicant, Day Haus LLC/Hannah Mitrani, on behalf of Property Owner Christopher Rodgers (hereinafter referred to as the "Applicant"), requests conditional use review to add an accessory use to the existing office use (Day Haus) within the building at 299 Mountain Road. The proposed accessory use is generally described as a 'small, speakeasy-style cocktail bar' which will serve a limited menu of cocktails, non-alcoholic beverages, and small food plates. While open to the public, marketing and programming will be directed exclusively to Day Haus members, a co-working space, and their guests. No modifications to the building exterior or approved site plan are proposed under this application; however, the existing patio is proposed for outdoor seating. The subject property (Tax Map# 7A-119.000) consists of approximately ±0.6 acres and is located within the Village Commercial 10 (VC-10) Zoning District and the Stowe Historic Overlay District. The application has been reviewed by the Development Review Board (DRB) pursuant to the applicable standards of the Town of Stowe Zoning Regulations, effective January 31, 2024, for the purposes of conditional use review. The DRB's procedural history and relevant findings are attached hereto.

REVIEW PROCESS

(Application materials, hearing notices, meeting minutes on file at the Stowe Town Office.)

A Town of Stowe development application was filed by the Applicant on May 22, 2025. The application was accepted as administratively complete by Town of Stowe Zoning Administrator Sarah McShane and referred to the DRB for a public hearing. A public hearing was scheduled for September 2, 2025 and warned by the Zoning Administrator in accordance with §2.14 of the Regulations and 24 V.S.A. §4464. The hearing notice was published in the Stowe Reporter on August 14, 2025. The Applicant provided a certificate of service in accordance with the Regulations.

The public hearing to consider the application convened on September 2, 2025 at the Akeley Memorial Building, 67 Main Street, with remote participation available through Zoom. A quorum of the DRB was present. No *ex parte* communications or conflicts of interests were reported. Members who participated in the review included: Drew Clymer, Tom Hand, Mary Black, Andrew Volansky, Scot Baraw, Patricia Gabel, and David Kelly. The DRB adjourned the hearing that evening, following the submission of testimony and evidence, marking the start of the 45-day period for the issuance of written findings and a decision.

INTERESTED PERSONS/PARTICIPANTS

In accordance with 24 VSA §4471, an interested person who has participated in a DRB proceeding may appeal a DRB decision rendered in that proceeding to the Vermont Superior Court Environmental Division. The following persons attended and participated in the hearing process, and may be afforded status as interested persons with rights to appeal:

1. Hannah Mitrani /Day Haus LLC, 299 Mountain Road, Stowe, Vermont 05672

THE HEARING RECORD

The following materials were submitted in support of the application and entered into the hearing record:

1. Development Application, dated 5/15/25;
2. Project Narrative, no date;
3. Lower Floor Plan, A2.1, prepared by The Cushman Design Group, Inc., dated 9/18/06;
4. Upper Floor Plan, A2.2, prepared by The Cushman Design Group, Inc., dated 9/18/06;
5. Roof Plan, A2.3, prepared by The Cushman Design Group, Inc., dated 9/18/06;
6. Building Elevations, A3.1, prepared by The Cushman Design Group, Inc., dated 9/18/06;
7. Building Elevations, A3.2, prepared by The Cushman Design Group, Inc., dated 9/18/06;
8. Building Sections, A3.3, prepared by The Cushman Design Group, Inc., dated 9/18/06;
9. Building Sections, A3.4, prepared by The Cushman Design Group, Inc., dated 9/18/06;
10. Building Sections, A3.5, prepared by The Cushman Design Group, Inc., dated 9/18/06;
11. Copy of existing approved site plan.

FINDINGS OF FACT & CONCLUSIONS OF LAW

During its review of the application, the DRB made the following Findings of Fact and Conclusions of Law

The Applicant's request was reviewed by the DRB for conformance with the applicable requirements, including the following:

Town of Stowe Zoning Regulations (effective January 31, 2024)

- Section 2- Administration and Enforcement
- Section 3- General Regulations
- Section 4- Specific Use Standards
- Section 5- Zoning Districts
- Section 6- Uses, Dimensional Requirements and Density

DIMENSIONAL REQUIREMENTS:

1. **Zoning District.** The subject parcel is within the Village Commercial 10 (VC-10) Zoning District and the Stowe Historic Overlay District as shown on the Official Town of Stowe Zoning Map.
2. **Lot Area, Lot Width.** The subject parcel is ±0.6 acres. No changes to lot width or lot area are proposed under this application.
3. **Setbacks.** There are no changes to building setbacks proposed under this application.
4. **Maximum Building Coverage.** There are no changes to building coverage proposed under this application.
5. **Use.** The Applicant proposes to add an accessory use to the existing office use (Day Haus). §16.2 defines the term accessory building or use 'A building or use customarily incidental and subordinate to a principal building or use on the same lot, or on an adjoining lot under the same ownership.'
6. The existing building is mixed-use containing a dwelling unit and office, being the primary use of the building. The proposed accessory use can be classified as a Bar (Tavern) as defined under §16.17;

'Premises used primarily for the sale or dispensing of liquor by the drink for on-site consumption and where food may be available for consumption on the premises, or portion thereof, as accessory to the principal use.' Table 6.1 outlines allowed permitted and conditional uses.

7. Accessory Bar (Tavern) is a conditional use in the VC Districts.
8. **Density.** There is no change in density proposed.
9. **Height.** There are no changes to building height proposed under this application.

Conclusion: Based on the above findings, the DRB concludes that the proposed project complies with all applicable dimensional and use requirements of the VC10 District.

Section 3.7– Standards of Review (Conditional Use)

Section 3.7(4)(A)- Capacity of existing or planned community facilities and services:

10. Staff requested comments on the application from respective municipal departments including the Department of Public Works, Fire Department, Stowe Electric, Police Department, EMS, and Parks and Recreation.
11. The existing building is connected to municipal water and sewer systems. Water and sewer allocations will be necessary to serve the expanded use.
12. No Municipal Department review forms identified any undue adverse impacts from the proposed development on existing or planned community facilities or services.
13. No other Municipal Department comments were received.

Conclusion: Based on the above findings, the DRB concludes the proposal will not result in an undue adverse effect on the Town's existing or planned facilities or services.

Section 3.7(4)(B)- Traffic on roads and highways in the vicinity

14. The Applicant proposes to add an accessory use/bar (tavern). While open to the public, marketing and programming will be directed exclusively to Day Haus members and their guests. Any increase in the number of vehicle trips is anticipated to be nominal and not result in an adverse condition on roads and highways in the vicinity.

Conclusion: Based on the above findings, the DRB concludes the project will not result in an undue adverse impact on traffic on roads and highways in the vicinity.

Section 3.7(4)(C)- The character of the area affected

15. The project is located within the VC10 District. The general purpose of the VC10 District is *"to promote the sound economic development of Stowe, to carry out the objectives of the Municipal Plan, to maintain Stowe Village as the center of community activity and to encourage the best use of land in central sections for general business."*

16. The specific purpose of the VC10 District is *“to maintain a denser pattern of development in the immediate center of the Village.”*

17. The property contains an existing historic building. No exterior alterations to the building are proposed under this application. The existing building contains office use and a dwelling unit.

18. Dominant land uses in the vicinity include a mix of commercial and residential uses.

Conclusion: Based on the above findings, the DRB concludes that the proposed project will not have an undue adverse impact on the character of the area as defined in the Regulations.

Section 3.7(4)(D)- Regulations and ordinances in effect

19. Applicable bylaws include the Zoning Regulations (effective January 31, 2024).

20. The existing building is connected to the Town’s municipal water and sewer systems. Connections to the municipal sewer system are regulated under the Town of Stowe Sewer Ordinance. The Applicant will be required to work with DPW to obtain any necessary allocations to support the project.

21. No other identified municipal bylaws or ordinances apply to this project.

Conclusion: Based on the above findings, the DRB concludes the proposal is in conformance with Regulations and ordinances in effect.

Section 3.7(4)(E)- Utilization of renewable energy sources

22. No renewable energy generation or development is proposed within this project. There are no changes to the exterior building or approved site plan proposed under this application.

23. The proposed project will not inhibit the use of, or access to, the utilization of renewable energy resources.

Conclusion: Based on the above findings, the DRB concludes the project will not interfere with the sustainable use of renewable energy resources, access to, direct use or future availability of such resources.

Section 3.7(4)(F)- Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, or rare and irreplaceable natural areas.

24. According to the ANR Natural Resources Atlas there are no rare or endangered species, deer wintering areas, habitat blocks, or inventoried wetlands on or near the property.

25. The property is currently developed with a mixed-use building, impervious surfaces, and related improvements. The property does not contain any rare and irreplaceable natural areas.

26. The property is located within a compact area of Stowe village with frontage along Mountain Road/VT-108. The scenic beauty of the area can be characterized as a new traditional New England historic area.

27. Surrounding the parcel are a mix of commercial and residential uses.

28. There are no exterior building alterations or changes to the approved site plan under this application.

Conclusion: Based upon the above findings, the DRB concludes the project will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, or rare and irreplaceable natural areas.

Section 3.7(4)(G)- Project will not result in undue water, noise or air pollution.

29. The Applicant requests approval to add an accessory use bar (tavern). Hours of operation are proposed to be Wednesday, Thursday, and Friday from 4:00-8:00 PM. Seating is limited to 12-14 customers at a time. On Fridays & Saturdays the space will operate as a small-scale café and coffee bar from 8:00 AM-2:00 PM.

30. The Applicant proposes to utilize the existing stone patio for outdoor seating. Noise emanating from outdoor use is anticipated to be similar to other uses in the area. The Applicant testified there will be no amplified outdoor music.

31. Nothing within the application indicates that the project will create undue water or air pollution.

Conclusion: Based on the above findings, the DRB concludes the project will not result in undue water, noise or air pollution.

Section 3.16

32. All proposed development other than a single-family or two-family dwelling, and any accessory uses or structures to such a dwelling, requires site plan approval by the DRB unless the proposed development qualifies for administrative review by the Zoning Administrator under § 2.7.

33. The Applicant proposes to add an accessory use to the existing primary use – office. No changes to the approved site plan are proposed under this application. The existing site plan was approved by the Zoning Board of Adjustment on October 15, 1996 and remains in effect. (BA-7A-119(1)).

34. The only applicable site plan review criteria involves required parking. The existing building contains a mix of uses; one (1) dwelling unit and commercial uses – approximately 2,150 square feet (sf) of office space (Day Haus).

35. The approved site plan contains sixteen (16) parking spaces. Office use requires one (1) space for every 300 sq. ft. of gross floor excluding storage; no less than three (3) spaces. Dwelling units require one (1) space.

36. Table 15.2 does not identify bar (tavern) as a specific use which requires parking, so it is classified as *'any other use not otherwise named in this table'* which requires one (1) space per every 400 sf.

37. Approximately 2150 sf of office requires 7.16 parking spaces. 720 sf of bar (tavern) requires 1.8 parking spaces. One (1) dwelling unit requires one (1) parking space.

38. The Applicant testified that she has sixteen (16) signed parking spaces for the exclusive use of her businesses. She further reported that, if needed, additional public parking is available in close proximity, including across the street. The Applicant stated that she has never experienced more than fifteen patrons on-site at one time.

39. The existing parking spaces can support the proposed expanded use.

Conclusion: Based on the above findings, the DRB concludes the project complies with Section 3.16 and the parking requirements.

DECISION

Based upon the foregoing findings of fact and conclusions of law, the DRB hereby approves the Applicant's request for conditional use review as outlined in the application dated May 15, 2025, and supplemental materials, subject to the following conditions of approval:

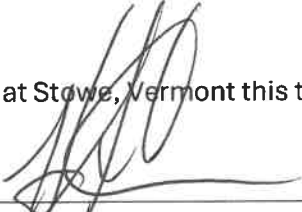
1. The project shall be completed, operated, and maintained in accordance with (a) the conditions of this approval and (b) the permit application, plans, and exhibits on file in the Town of Stowe Planning & Zoning Office and other material representations. Any change to the plans or the proposed use of the property shall be brought to the Zoning Administrator's attention, prior to its enactment, for a determination if an amendment is required. The Zoning Administrator is granted the authority to review and administratively approve non-material modifications to the approved plans upon finding that the proposed change or alteration would not have affected the decision made or any conditions if had been included in the plans as approved. The approved plans, amended herein, include:
 - a. Development Application, dated 5/15/25;
 - b. Project Narrative, no date;
 - c. Lower Floor Plan, A2.1, prepared by The Cushman Design Group, Inc., dated 9/18/06;
 - d. Upper Floor Plan, A2.2, prepared by The Cushman Design Group, Inc., dated 9/18/06;
 - e. Roof Plan, A2.3, prepared by The Cushman Design Group, Inc., dated 9/18/06;
 - f. Building Elevations, A3.1, prepared by The Cushman Design Group, Inc., dated 9/18/06;
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 - i. Building Sections, A3.4, prepared by The Cushman Design Group, Inc., dated 9/18/06;
 - j. Building Sections, A3.5, prepared by The Cushman Design Group, Inc., dated 9/18/06;
 - k. Copy of existing approved site plan.
2. All conditions of prior approvals, except as amended herein, remain in full force and effect.
3. The Applicant must obtain all necessary municipal water and sewer allocations to support the project.
4. Hours of operation are limited to Wednesday, Thursday, and Friday from 4:00 PM to 8:00 PM, and on Fridays and Saturdays from 8:00 AM to 2:00 PM. The Zoning Administrator may authorize adjustments of up to one (1) hour earlier or later. Any other modification to these hours shall require approval by the Development Review Board.
5. A Certificate of Occupancy must be obtained from the Zoning Administrator following the construction but prior to occupancy and use to ensure that the project has been constructed as approved by the DRB.
6. These conditions of approval shall run with the land and are binding upon and enforceable against the Applicant and its heirs, successors and assigns. By acceptance of this approval, the Applicant, and his successors, agrees to allow authorized representatives of the Town of Stowe to access the property

subject to this approval, at reasonable times, for purposes of ascertaining compliance with the conditions of approval.

Voting in favor: Drew Clymer, Tom Hand, Mary Black, Andrew Volansky, Scot Baraw, Patricia Gabel, and David Kelly.

Voting to deny: None

Dated at Stowe, Vermont this the 16th day of September 2025

By: 
Drew Clymer, Chair

NOTICES:

1. In accordance with 24 V.S.A. § 4449(e), applicants are hereby notified that state permits also may be required prior to land subdivision or construction. The applicant should contact the DEC Permit Specialist for District #5 (802-505-5367) to determine whether state permits are required.
2. The applicant or another interested person may request reconsideration of this decision by the Development Review Board, including associated findings and conditions, within 30 days of the date of this decision by filing a request for reconsideration that specifies the basis for the request with the Secretary of the Development Review Board. Pursuant to 24 V.S.A. § 4470, the board may reject the request within 10 days of the date of filing if it determines that the issues raised have already been decided or involve substantially or materially the same facts by or on behalf of the appellant.
3. This decision may also be appealed to the Environmental Division of the Vermont Superior Court by the applicant or another interested person who participated in the proceeding before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Division Court Proceedings.
4. In accordance with 24 V.S.A. § 4455, on petition by the municipality and after notice and opportunity for hearing, the Environmental Division may revoke a permit based on a determination that the permittee violated the terms of the permit or obtained the permit based on misrepresentation of material fact.