



**Town of Stowe
Development Review Board
Meeting Minutes – May 19, 2026**

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4 A regular meeting of the Development Review Board was held on Tuesday, May 19, 2026,
5 starting at approximately 5:00 p.m. The meeting was held at the Stowe Town Office with
6 remote participation using the “Zoom” application.
7

8 **Members Present:** Drew Clymer, David Kelly, Mary Black, Patricia Gabel, Andrew Volansky, Scot
9 Baraw, Chip Dillon and Alternate Scott Rank
10

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

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

16 Meeting Chair Clymer called the meeting to order at approximately 5:00 p.m.
17

18 **Project #: 7673-Withdrawn**

19 **Owner: NR Holdings LLC**

20 **Tax Parcel #: 07-299.000**

21 **Location: 754 River Rd**

22 **Project: Final PRD Review – Consisting Of 4 Duplexes-**

23 **Zoning: RR2**
24

25 **Project #: 7788**

26 **Owner: Carol Viola Breuer Living Trust**

27 **Tax Parcel #: 07-189.000**

28 **Location: 200 Magoon Pasture Ln**

29 **Project: Subdivision Amendment**

30 **Zoning:RR2/RR5**
31

32 *(Participating DRB Members: D. Clymer, D. Kelly, M. Black, P. Gabel, A. Volansky, S. Baraw, and C.*
33 *Dillon)*
34

35 D. Clymer requested amending the agenda to move project 7788 to the first agenda item.
36

37 J. Grenier was present via Zoom and requested a continuance for this project.
38

39 M. Black made a motion to continue the hearing to June 16, 2026. D. Kelly seconded the motion. The
40 motion passed unanimously.
41

42 **Project #: 7779**

43 **Owner: Neil and Kimberley Wheaton**

44 **Tax Parcel #: 11-114.020**

45 **Location: 431 Majestic Heights**

46 **Project: 24x36 Equipment Shed**

47 **Zoning: RR5/RHOD**
48

49 *(Participating DRB Members: D. Clymer, D. Kelly (serving as Chair), M. Black, P. Gabel, A. Volansky,*
50 *C. Dillon, and alternate S. Rank)*

51
52 D. Kelly opened the continued hearing for Project 7779. Tyler, Mumley, Hannah Wingate, Neil Wheaton
53 and Kim Wheaton were present for the applicants. D. Kelly swore in all parties at approximately 5:05p.m.
54

55 T. Mumley presented revised materials, including an updated site plan, stormwater report, and state
56 permit documentation. Revisions included the addition of stormwater improvements on Lot 2,
57 incorporation of the previously approved stormwater pond, updated pull-off dimensions reflecting Fire
58 Chief comments, and no-parking management notes. He explained that the stormwater analysis showed
59 no increase in runoff for the two-year storm event and confirmed the subdivisions state stormwater permit
60 had been renewed, with the proposed shed included in the approval.

61
62 D. Kelly questioned whether the previously approved stormwater ponds had been constructed. T. Mumley
63 stated that some stormwater improvements had been completed, but the southern pond remains
64 unfinished. The HOA intends to complete remaining improvements during the upcoming construction
65 season.
66

67 Addressing Public Works comments regarding the proposed 6-inch overflow pipe, T. Mumley explained
68 discharge would flow through riprap spreader and disperse as sheet flow to avoid concentrated erosion,
69 with no anticipated adverse downstream impacts.
70

71 D. Kelly and P. Gabel asked about impacts to the mapped stream and 50-foot riparian buffer. T. Mumley
72 explained portions of the area were previously disturbed during road and culver construction, and
73 remaining grading impacts within the buffer would be limited. He clarified the culvert and associated
74 grading had already been constructed and previously approved for disturbance.
75

76 D. Clymer requested clarification on impacts to mapped wildlife habitat blocks. H. Wingate explained the
77 project area is adjacent to existing roads and disturbed areas and that boulder retaining walls were
78 incorporated to minimize grading and land disturbance.
79

80 T. Mumley stated they obtained a state stormwater permit (9020 permit), is classified as moderate risk,
81 and will follow state-approved erosion prevention and sediment control measures during construction.
82

83 D. Clymer asked about long-term inspection responsibilities under the permit. T. Mumley explained
84 property owners may conduct annual inspections, engineers must inspect every five years for permit
85 renewal, and the HOA is responsible for compliance. N. Wheaton stated the current intent is to retain
86 engineers for inspections.
87

88 S. McShane asked whether the recent state permit renewals deviated from prior DRB approvals. T.
89 Mumley responded that changes were minor, treated by the state as a minor amendment, and did not alter
90 the approved stormwater design or impervious area calculations. He was advised to consult Planning and
91 Zoning staff regarding subdivision stormwater modifications.
92

93 A. Volansky made a motion to close the hearing. M. Black seconded the motion. The motion passed
94 unanimously
95
96

97 **Project #: 7713**

98 **Owner: Stowe Ridge LLC**

99 **Tax Parcel #: 07-074.000**
100 **Location: 1386 Pucker St**
101 **Project: 3-lot Subdivision and Change of Use**
102 **Zoning: RR2**

103
104 *(Participating DRB Members: D. Clymer, D. Kelly, M. Black, P. Gabel, A. Volansky, S. Baraw, and C.*
105 *Dillon)*

106
107 D. Clymer opened the hearing for Project 7713. Tyler Mumley, Matthew Staab, Elizabeth Bonaduce-
108 Staab, Liz Connoly, Britney Aube, and Dave Cacciamani, were present for the applicant. Interested
109 parties present included Hans Huessy (present via Zoom), Lisa Bernat, Abe Rosenfeld, and Lee Hunter.
110 D. Clymer swore in all parties at approximately 5:32p.m.

111
112 D. Clymer explained that written comments had been submitted on May 15, and additional legal
113 memoranda had recently been submitted by opposing attorneys. The Board and staff had not had
114 sufficient opportunity to review the materials. Parties were given the option to exclude both late
115 submissions and proceed with the hearing or continue the hearing to allow the Board and staff time to
116 review the submissions.

117
118 H. Huessy stated that a continuance would be appropriate. L. Connoly responded that the applicant
119 preferred not to continue the hearing and was willing to proceed with without wither late submission.

120
121 A. Volansky made a motion to enter deliberative session. M. Black seconded the motion. The motion
122 passed unanimously.

123
124 Upon returning from deliberative session, D. Clymer cited the DRB Rules of Procedure, specifically
125 noting that written submissions made at a hearing may require recessing or continuing the hearing to
126 allow adequate review.

127
128 Deadlines for future submissions were determined to June 1 for initial submissions and June 5 for
129 responsive submissions.

130
131 M. Black made a motion to continue the hearing to June 16, 2026. P. Gabel seconded the motion. The
132 motion passed unanimously.

133
134 **Project #: 7798**
135 **Owner: 1190 Stowe Realty Holdings LLC**
136 **Tax Parcel #: 07-004.010**
137 **Location: 1190 Mountain**
138 **Project: Food Truck**
139 **Zoning: HT/FHD**

140 *(Participating DRB Members: D. Clymer, D. Kelly, M. Black, P. Gabel, A. Volansky, S. Baraw, and C.*
141 *Dillon)*

142
143 D. Clymer opened the hearing for Project 7798. Aaron Krause was present for the applicant. D. Clymer
144 swore in all parties at approximately 5:53p.m.

145
146 A. Krause explained that they intended to host a seasonal maple creemee food truck operated by Palmer
147 Lane Maple at American Flatbread. He further explained that the purpose of the proposal is to create a
148 community-oriented summer event atmosphere. The creemee truck would be set up on Thursdays

149 between June 18 and October 1, with operating hours from 4:00 p.m. to 9:00 p.m. A. Krause noted that
150 Palmer Lane Maple had committed to seven dates June 25, July 2, July 9, July 16, July 30, August 6 and
151 August 20. The truck would be positioned near the entrance to American Flatbread and adjacent patio
152 access and would occupy one to two parking spaces and would be removed nightly.

153

154 A. Krause explained that trash, compost, and recycling would be managed by restaurant staff and public
155 restroom access would be available through the restaurant. The existing patio seating would be used for
156 patrons and parking would be adequate on site.

157

158 D. Kelly asked if additional dates would be added throughout the summer. A. Krause stated no additional
159 dates were anticipated for the current season due to staffing limitations.

160

161 C. Dillon questioned whether trash would be removed every night. A. Krause confirmed trash would be
162 consolidated and removed nightly in response to local bear awareness.

163

164 D. Kelly made a motion to close the hearing. A. Volansky seconded the motion. The motion passed
165 unanimously

166

167 **Project #: 7805**

168 **Owner: Concerto LLC**

169 **Tax Parcel #: 06-086.000**

170 **Location: 1799 Mountain Rd**

171 **Project: Craft and Food Fair**

172 **Zoning: MRV/FHD**

173

174 *(Participating DRB Members: D. Clymer, D. Kelly, M. Black, P. Gabel, A. Volansky, S. Baraw, and*
175 *Alternate S. Rank)*

176

177 C. Dillon recused himself from the matter, and Scott Rank participated in his place.

178

179 D. Clymer opened the hearing for Project 7805. Elizabeth Gadbois was present for the applicant. D.
180 Clymer swore in all parties at approximately 6:06 p.m.

181

182 E. Gadbois explained that the former Stowe Farmers market had previously operated at the Red Barn field
183 before relocating several years ago. After unsuccessful attempts to bring Stowe Farmers Market back, the
184 applicants proposed creating a new event intended to revitalize the property and support local business.

185

186 The proposed event would include craft vendors, food vendors and possible acoustic music. The events
187 on Saturdays only from June 27 through August 29, from 10:30 a.m. to 3:30 p.m. Approximately 25 to 30
188 vendors are anticipated, with overflow parking arranged through JCOGs. E. Gadboise stated Saturdays
189 were selected to avoid conflict with Art on Park and Stowe Farmers Market.

190

191 D. Clymer reviewed dimensional and zoning requirements. E. Gadbois confirmed no permanent
192 structures or parking improvements were proposed, temporary tents and food trucks would be removed at
193 the end of market day, and that the market area complies with required setbacks.

194

195 D. Clymer reviewed comments from emergency services. E. Gadbois acknowledged the Fire Chief's
196 request to maintain unobstructed emergency access from the lower parking area behind the Red Barn and
197 the Police Chiefs concerns regarding pedestrian crossing along Mountain Road.

198

199 P. Gabel questioned how people would be discouraged from parking at the Stowe Flake. E. Gadbois
200 stated signage would direct visitors to designated parking areas and crosswalks.
201
202 D. Clymer verified that 54 parking spaces at The Red Barn Shops, plus and 35 overflow spaces at JCOGs
203 would be available to patrons. He questioned whether a crossing guard would be hired. E. Gadbois
204 verified the parking and indicated that they had not intended on using crossing guard.
205
206 D. Clymer questioned the proposed acoustic music. E. Gadbois confirmed the potential for acoustic
207 music. She noted that there were no permanent structures proposed for those performances and music is
208 expected between 11:00 a.m. and 3:00 p.m.
209
210 D. Clymer asked about sanitation and waste management. E. Gadbois confirmed an existing dumpster and
211 portable restroom already on site that will be utilized during the event.
212
213 S. Baraw questioned whether one portable restroom would be adequate for the number of visitors
214 expected. E. Gadbois indicated that the Red Barn Shops would remain open during the event and also
215 have restrooms available.
216
217 S. Rank questioned the dumpster and portable restroom location and if they were easily accessible. E.
218 Gadbois explained that vendors are responsible for their own trash but there would be a market manager
219 on site to make sure everything is cleaned up at the end of the event.
220
221 D. Clymer opened public comment.
222
223 Maria Steyaart expressed concern that the proposed Saturday market would directly compete with the
224 existing Sunday Stowe Farmers Market stating that many vendors rely heavily on market income. She
225 also raised concerns regarding customer confusion between markets, traffic and parking limitations and
226 long-term viability of the existing farmer's market.
227
228 Kelly Davin expressed concern that the proposed market resembled Stowe Farmers Market
229
230 Valerie Slayton commented on prior traffic and parking congestion at the Red Barn location and raised
231 concerns regarding custom confusion between multiple markets.
232
233 Alison Esty supports the Stowe Farmers Market and expressed concerns about traffic and pedestrian
234 safety near Mountain Road.
235
236 Carey Kolomaznik spoke about prior experience with traffic congestion, flooding and restroom access
237 and operational challenges at the Red Barn location.
238
239 E. Gadbois reiterated the proposals intent to support local businesses and tourism.
240
241 M. Black made a motion to close the hearing. S. Baraw seconded the motion. The motion passed
242 unanimously
243
244
245 **Approval of Minutes:**
246
247 P. Gabel made a motion to approve the meeting minutes from May 5, 2026. D. Kelly seconded the
248 motion. The motion passed unanimously.

249

250 **Other Business:**

251

252 The Board discussed proposed amendments to the DRB procedural rules.

253

254 P. Gabel made a motion to adjourn. M. Black seconded the motion. The motion passed unanimously.

255

256 Respectfully Submitted,

257 Kayla Hedberg

258 Planning and Zoning Assistant