

**Notice of DRB Decision  
Town of Stowe Zoning Office  
PO Box 216  
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.

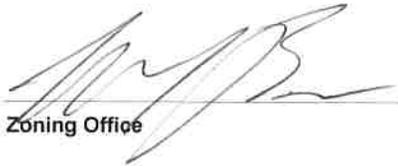
Please contact the Planning and Zoning Office at 253-6141 if you have any questions.

**APPLICATION INFORMATION**

Project Number 5149  
Application Date 5/4/2015  
Physical Location 1633 ROBINSON SPRING RD  
Map ID 15-042.640 Tax ID 30235  
Project Description PARTIAL DEMO; CONSTRUCT ADDITION  
Owner MICHAEL AND DEB CASEY  
Applicant CUSHMAN DESIGN GROUP ANDREW VOLANSKY  
Applicant Address PO BOX 655  
STOWE VT 05672

**APPROVALS ON RECORD**

Action Taken	Date	End of Appeal Period	Expiration Date	
DRB DECISION	6/9/2015	7/9/2015	7/9/2017	RHOD REVIEW

  
Zoning Office

  
Date

**TOWN OF STOWE**  
**DEVELOPMENT REVIEW BOARD**  
**Findings of Fact & Conclusions of Law**

**IN RE: Michael and Deb Casey**  
**370 Newhaven Dr**  
**Fayetteville GA 30215**

**5149**

**Andrew Volansky**  
**Cushman Design Group**  
**PO Box 655**  
**Stowe VT 05452**

**PROCEDURAL HISTORY:**

The Zoning Office received this application on May 4, 2015 at which time the application was referred to the Development Review Board as per Section 9.4(1) of the Zoning Regulations regarding development within the Ridgeline and Hillside Overlay District. The application was warned in the Stowe Reporter and posted on May 14, 2015. A public hearing was held on June 2, 2015 at which time the hearing was closed. The Board rendered this decision electronically on June 9, 2015. Andrew Volansky presented the application to the Board.

**FINDINGS OF FACT & CONCLUSIONS OF LAW:** During its review of this application, the Board made the following Findings of Fact:

1. Michael and Deb Casey own a 10.14 ± acre parcel at 1633 Robinson Springs Road within the Rural Residential (RR) 5 zoning district and within the Ridgeline and Hillside Overlay District (RHOD). The parcel consists of Lot 64 and 65 of the Robinson Springs subdivision plan. Lot 64 is occupied by a single-family dwelling built in 1986, prior to RHOD requirements. Lot 65 is vacant.
2. The applicant is requesting approval to partially demolish an existing single-family dwelling, construct an addition and complete additional limited clearing.
3. The applicant submitted prepared elevations, floor plans and a view study all prepared by Cushman Design Group (A2.1, A2.2, A2.3, A2.4, A2.5, A3.1, A3.2, A4.1, A4.2, A4.3, A4.4, A4.5, RH.1, RH.2, L1.1). Also submitted were lighting cut sheets and building materials samples.
4. The visual analysis identified one public vantage point ± 0.71 miles away along a short section of Mountain Road during the winter months. A portion of the house may be visible from Mountain Road according to the view shed study when the trees are not leafed out. The Zoning Administrator visited the site and agrees with this finding.

**SECTION 9 – RIDGELINE AND HILLSIDE OVERLAY DISTRICT**

**5. Section 9.5 RHOD Guidelines:**

Standard 1: The applicant proposes thinning trees to various levels as indicated on the site plan RH.2. Limited erosion management would be required given the proposed use.

Standard 2: This standard concerns forest management. The standard is not applicable to this project.

Standard 3: This standard concerns pre-development clearing. Lot 65, which is vacant, is part of this application and tree thinning is proposed on this lot. At this time no building development is proposed on Lot 65. The trees on Lot 65 help limited the visibility of the dwelling on Lot 64. The approved clearing limits on Lot 65 run with the

land. Any future development or additional clearing on Lot 65 will require review to determine if the dwelling on Lot 64 still meets the RHOD visibility standards.

Standard 4: Development will not take place on fragile environments.

Standard 5: The applicant submitted profile elevations showing that the terrain and trees to remain will block any significant view off-site. A 20% thinning is proposed along approximately 120 feet of the line of site towards Mountain Road which is ±0.71 miles away. The building may be slightly visible from a short section on Mountain Road during the winter months.

Standard 6: One minor public vantage point was identified. The dwelling will be below the elevation of the ridge line.

Standard 7: Most of the site has been cleared. Only limited additional clearing is proposed.

Standard 8: The driveway has been installed already. This standard is not applicable to this project.

Standard 9: One minor public vantage point was identified. The dwelling will be below the elevation of the ridge line.

Standard 10: The siding and roofing materials will be earth-tone colors.

Standard 11: Lighting will be downward lighted and low-level.

Standard 12: The dwelling and addition are on slopes less than 15%. This standard is not applicable to this project.

**Conclusion:** The proposed development meets the RHOD standards.

## **DECISION**

Based upon the foregoing Findings of Fact, in **RE: 5149(RHOD) (Michael and Deb Casey)**, the Board took the following action:

A motion was made by Mr. Clymer and seconded by Mr. Mumley to approve the application with the following conditions:

1. This project shall be completed according to the plans hereby approved. 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.

Voting in favor: Mr. Clymer, Mr. Lizotte, Mr. Diender, Mr. Hand, Mr. Mumley, Mr. Walton and Mr. White. Voting to approve: None. Voting to abstain: None Absent: Mr. Collotta

The motion carries 7-0; the application is approved.

Dated at Stowe, Vermont this the 9<sup>th</sup> day of June 2015.

By:   
Douglas White, Chair

Any interested person may appeal this decision to the Vermont Environmental Court within thirty (30) days in accordance with 24 V.S.A. § 4471.