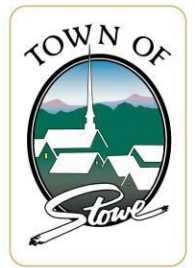


**Town of Stowe
Development Review Board
Meeting Minutes – April 16, 2024**

Development Review Board
Drew Clymer, Chair
Christopher Walton
David Kelly
Thomas Hand
Peter Roberts
Mary Black
Patricia Gabel



1
2
3 A regular meeting of the Development Review Board was held on Tuesday, April 16, 2024,
4 starting at approximately 5:00 pm. The meeting was held at the Stowe Town Office with remote
5 participation using the “Zoom” application.

6 **Members Present:** Drew Clymer, Tom Hand, David Kelly, Mary Black, William Ardilino

7 **Staff Present:** Ryan Morrison- Deputy Zoning Administrator, Piper Van Kerkhove – Planning and
8 Zoning Assistant

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

10
11 Meeting Chair Clymer called the meeting to order at approximately 4:59pm.

12 **Development Review Public Hearings**

13
14 **Project #: 7283 (Cont. from 3/5/24)**

15 **Owner: Jeffrey & Anne Mitchell Revok, Trustees: Jeffrey & Anne Mitchell**

16 **Tax Parcel #: 11-029.010**

17 **Location: 0 Spring Trail Road**

18 **Project: Request Approval for Pre-Development Clearing and Construction of a Driveway;**

19 **Property is in Rhod.**

20 **Zoning: RR5/RHOD**

21
22 The applicants for Project #7283 submitted a written request to continue the hearing to a time and
23 date certain. Chair Clymer indicated he was not in favor of granting the continuance. The DRB
24 discussed the request and following discussion M. Black made a motion to reject the request for a
25 continuance.

26
27 W. Ardilino seconded the motion; the motion passed unanimously, 5-0

28
29 Following additional discussion, M. Black then made a motion to close testimony for the hearing.

30
31 T. Hand seconded the motion; the motion passed unanimously.

32
33 **Project #: 7333**

34 **Owner: AWH Stowe Resort Hotel LLC c/o AWH Partners LLC**

35 **Tax Parcel #: 11-138.000**

36 **Location: 199 Topnotch Dr**

37 **Project: Conditional Use for Seasonal Farmer's Market, Weekly May-October on Topnotch**
38 **Events Field**

39 **Zoning: UMR/PUD/MOD/RHOD/FHD**

40
41 Chair Clymer swore in participants Jason Pacioni, Heather Mallory, Samantha Kennedy, and Karen
42 Huard.

43
44 J. Pacioni introduced the project and explained their need for a new location. He explained that the
45 Topnotch event fields provide adequate space to allow the flow of traffic and people, parking, and is
46 conveniently located along the Rec Path.

47
48 Chair Clymer swore in Tyler Mumley.
49
50 T. Mumley stated that the temporary bathrooms had to be repositioned out of the cemetery
51 property line setback and the floodplain. He reported that there will be fences to screen the
52 bathrooms.
53
54 Chair Clymer asked how many vendors they had last year.
55
56 J. Pacioni stated they had about forty vendors, but the number fluctuated depending on the time in
57 the season. They would like to open more vendor spaces to give more local farmers and artists the
58 opportunity to sell their goods.
59
60 H. Mallory stated that in previous years they had up to fifty vendors approved.
61
62 Chair Clymer asked if they have discussed the project with the Agency of Transportation
63 (“VTrans”).
64
65 T. Mumley stated they have discussed the project with VTrans and asked in order e to move the
66 project along, the DRB consider a condition of requiring the VTrans to sign off or obtain a permit.
67
68 T. Hand asked about the potential of water pollution from traffic on grass causing erosion, and for
69 sediment to enter the waterway.
70
71 T. Mumley stated that they had not given that a lot of thought as there had been previous large
72 events on the fields and it has not been a notable issue with past events.
73
74 J. Pacioni stated that vendors would be parked along the road, reducing some of the traffic on the
75 grass.
76
77 Chair Clymer asked if there would be live music.
78
79 J. Pacioni stated that there would be live music from 11am to 3pm and that it would be lightly
80 amplified.
81
82 Chair Clymer asked if the road was one or two cars wide.
83
84 J. Pacioni stated that the road is one car wide, but there are sections that are wider.
85
86 Chair Clymer asked how much parking was proposed for the site.
87
88 T. Mumley stated there would be enough parking for approximately 140 cars.
89
90 T. Hand recommended that they leave the location of the temporary bathrooms with some
91 flexibility to move into the flood plain if they get the necessary state approval.
92
93 J. Pacioni stated that he would like to alter his plans with T. Hand’s suggestion.
94
95 T. Hand motioned for findings of fact to be drawn up in support of Project #7333.
96

97 M. Black seconded the motion; the motion passed unanimously.

98

99 **Project #: 7329**

100 **Owner: SSB LLC**

101 **Tax Parcel #: 03-053.020**

102 **Location: 2393 Waterbury Rd**

103 **Project: Subdivide 3.69 Acres from the 16.4 Acre Parcel**

104 **Zoning: RR2/RR3**

105

106 Chair Clymer swore in applicant Dean Salvas.

107

108 D. Salvas introduced his planned subdivision, he explained the project first needs town approval
109 and then state Act 250 approval.

110

111 Chair Clymer asked why the property is regulated by Act 250.

112

113 D. Salvas stated that it is under Act 250 because of their commercial business.

114

115 W. Ardilino asked if the house would be visible from the road.

116

117 D. Salvas stated that it would be visible from the road.

118

119 T. Hand asked if the gate would be modified.

120

121 D. Salvas stated that the gates are not locked so they do not need to be changed.

122

123 D. Salvas stated that there would be a well and wastewater system installed to serve the future
124 house that would eventually be constructed on the lot.

125

126 T. Hand motioned for findings of fact to be drafted for the project.

127

128 M. Black seconded the motion; the motion passed unanimously.

129

130 **Other Business:**

131

132 None.

133

134 **Approval of Minutes:**

135

136 A motion to approve the meeting minutes from April 2, 2024 was made by M. Black. The motion
137 was seconded by D. Kelly and passed unanimously.

138

139 At 5:51pm the meeting was adjourned.

140

141 Respectfully Submitted,

142 Piper Van Kerkhove

143 Planning and Zoning Assistant