



**Town of Stowe
Development Review Board
Meeting Minutes – May 21st, 2024**

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A regular meeting of the Development Review Board was held on Tuesday, May 21st, 2024, starting at approximately 5:00 pm. The meeting was held at the Stowe Town Office with remote participation using the “Zoom” application.

Members Present: Drew Clymer, Tom Hand, Mary Black, Patricia Gabel, David Kelly, Andrew Volansky

Staff Present: Ryan Morrison - Deputy Zoning Administrator, Piper Van Kerkhove - Planning & Zoning Assistant

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

Meeting Chair Clymer called the meeting to order at approximately 5:00pm.

The board approved the agenda for the meeting.

Development Review Public Hearings

Project #: 7334 (Cont. from 4/2)
Owner: Ampersand Properties LLC Attn: Ken Biedermann
Tax Parcel #: 06-088.200
Location: Mountain Road /06-088.200
Project: Partial Review of General Layout & Meadowland Overlay District [§8.1(4)(2)]
Zoning: MRV

Chair Clymer stated that the applicant asked for a continuance.

M. Black motioned to continue the hearing to July 16th.

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

Project #: 7308 (Cont. from 4/2)
Owner: Allison & David Kouba Vermont Trustees: David and Allison Kouba
Tax Parcel #: 11-114.050
Location: 202 Majestic Heights
Project: Construct a New Single-Family Dwelling and Associated Improvements, RHOD Review
Zoning: RR5/RHOD

Chair Clymer swore in participants Bill Moore and George McCain, representing the property owners.

B. Moore introduced the project by stating that he has prepared images of the site, a clearing plan, septic plan, and details about the building materials.

44 Chair Clymer asked for a description of the clearing plan.

45

46 B. Moore stated that they plan to thin the trees overlooking the ridge to create a better view for the
47 residents.

48

49 Chair Clymer stated that the trees are essential to screening the property.

50

51 T. Hand stated that he wants the trees they plan to clear to be flagged/identified.

52

53 B. Moore stated that they would have a wet pond that would be used for storm water management.

54

55 Chair Clymer stated that there was a request for a site visit.

56

57 M. Black motioned to continue the hearing to June 18th, with a site visit before the meeting.

58

59 A. Volansky seconded the motion. The motion passed unanimously.

60 **Project #: 7355**

61 **Owner: Jameson Partners LLC 926 & 928 Pitt St LLCS & Donahue N & K**

62 **Tax Parcel #: 07-034.000**

63 **Location: 782 Mountain Rd**

64 **Project: Partial Review of Third-Story Building Height Waiver Per Section 10.9**

65 **Zoning: HT/FHD**

66

67 Chair Clymer swore in participants Aaron Stewart, Allen Spencer, and Nick Donohue. DRB member
68 Tom Hand recused himself from the review.

69

70 A. Stewart introduced the project and explained their need for a height waiver to allow the
71 proposed three-story building.

72

73 A. Stewart stated that the existing Springer-Miller building is 42 feet tall, and that their building is
74 designed to be 34 feet tall at the peak of the building.

75

76 A. Stewart stated that the proposed use of the building is a retirement home and will house a
77 population that is primarily of retirement age.

78

79 P. Gabel inquired about how a retirement home is different than a typical apartment building.

80

81 A. Stewart stated that it will have more community space, storage, and larger gym, than a normal
82 building.

83

84 M. Black asked if most of the units are designed to be ADA units.

85

86 A. Stewart stated that most units are not designed to be ADA accessible but designed with
87 accessibility in mind. He stated that they are also working with the fire department to ensure the
88 building easily accessible by emergency vehicles, as they expect calls to the building to be more
89 frequent.

90

91 The board gave the project a positive response to the requested height waiver for the proposed
92 three-story building.

93

94 M. Black motioned to continue the hearing to August 6th.

95

96 A. Volansky seconded the motion; the motion passed unanimously.

97

98 **Project #: 7360**

99 **Owner: TJVT LLC**

100 **Tax Parcel #: 07-107.000**

101 **Location: 504 Mountain Rd**

102 **Project: Modify Project 6265 - Increase School to 45 Students and 5 Staff Members**

103 **Zoning: HT**

104

105 Chair Clymer swore in participant Sarah Tousignant.

106

107 S. Tousignant introduced the project and stated that they would like to change the summer camp
108 they run to be its own entity, increase the number of students, and change the name of the summer
109 camp.

110

111 Chair Clymer asked if the hours of pick-up and drop-off were for the school or camp.

112

113 S. Tousignant stated that the hours were the same for both the school and camp.

114

115 D. Kelly asked if the number of students in the school would also change.

116

117 S. Tousignant stated that the number of students in the after-school care may increase, but not in
118 the school.

119

120 D. Kelly asked if there had ever been an issue with parking.

121

122 S. Tousignant stated that there had not.

123

124 M. Black motioned for the Zoning Administrator to draft findings of fact in favor of project #7360.

125

126 D. Kelly seconded the motion; the motion passed unanimously.

127

128 **Other Business:**

129

130 None.

131

132 **Approval of Minutes:**

133

134 M. Black motioned to approve the meeting minutes from May 7th, 2024.

135

136 P. Gabel seconded the motion; the motion passed unanimously.

137

138 At 6:30pm the meeting was adjourned.

139

140 Respectfully Submitted,
141 Piper Van Kerkhove
142 Planning and Zoning Assistant