The regular meeting of the Stowe Development Review Board was held Tuesday, May 7, 2019 in Memorial Hall with the following members present: Doug White, Drew Clymer, Chris Walton, Tyler Mumley, Tom Hand, Paco Aumand and Andrew Volansky. Absent: Also present: Sarah McShane, Zoning Director as well as those listed in the minute’s book.

Chair White opened the meeting by giving the audience a brief overview of how the Board would be conducting the meeting which is on the record and with the possibility of having to recess an application.

5:00 P.M.  Project #” 5925 (Cont. from 3/19/2019 (WITHDRAWN)
Owner: Mill Pond Development LLC
Tax Parcel #: 7-263.000
Location: 0 South Main Street
Project: Preliminary subdivision/PUD Review -11 Lot Subdivision
Zone: LVC/RR1/SHOD

Mr. White stated application 5925 has been WITHDRAWN.

5:05
Project #: 5959 (Cont. from 4/2/2019
Owner: Graham Mink
Tax Parcel #: 7A-098.000
Location: 605 Maple Street
Project: Conditional Use Review to Construct Three Multi-Family Dwellings Consisting of Three Dwelling Units Each (9 Units Total) and Related Infrastructure.
Zones: VR20/VR40/SHOD

Present were Graham Mink, Owner; Tyler Mumley, Mumley Engineering who stepped down from participating as a DRB Board member and Paul Trudell, Architect from Silver Ridge Design. Mr. Mumley gave a detailed overview of the project as being located at 605 Maple Street on 6.45 acres in VR 20 and VR40 and SHOD. Plans are to relocate driveway off Rrte 100 to the south. Mr. Mumley did not feel the properties would be that visible because of vegetation etc. Plan is to construct 3 residential buildings with 3 units in each plus there exist a home w/apartment located on Maple Street. The parcel is considered a split lot (2 different zoning districts). The proposed development will be located totally within the VR 20 District and requires a minimum lot area of 20,000 s.f. and 100’ minimum lot width. No structures or parking improvements are located within the required setback areas, however the common drive off Maple Street is within the side yard setback and two of the proposed buildings are located directly on the minimum setback line. There is a pond on the property with class 2 wetlands which limits construction at the edge of the pond. Working with Morrisville Light Dept to relocate existing power line for underground power as well as working with Stowe Electric; Stowe Sewer Dept (with easements) and Stowe Fire Dept (installing a new fire hydrant in front of the existing dwelling). Mr.
Mumley felt the property would not be that visible when driving by from any location with much vegetation and trees on the property. Mr. Mumley stated much consideration has been given to making the driveway safe. Parking required is 2 per unit and each unit to have a garage. Each building is 3 floors. Mr. Mumley explained the height of the building and what one will see from different locations. No state permit required as the impervious area is less than 1 acre so no state permit required. Mr. Mumley stated a curb is being proposed as well as a guard rail along the majority of the driveway which will alleviate any water run off and described the existing swale etc to take care of run-off. Lighting: only lighting will be on the buildings and downward lit, no street light proposed. No dumpster proposed with each tenant taking care of their own trash. Mr. Mumley stated they have been and will continue to work with the neighbors, i.e. Hillcrest Assoc and Mr. Grayson. Landscaping described (see plans- trees being planted and pine trees next to the pond will be removed. Mr. Trudell described each building/unit. Buildings to have clapboard siding (paint colors not determined); shingle roofs, mechanical on the exterior of each building. Maximum height of tallest building # 1 is 27'6”. tape 1 side 2 Mr. White made note for the record that submittals were presented at the meeting which the Board had not had the opportunity to review. David Bailey, owns 180 Hillcrest Dr. was present and described what he felt the impact on his property as well as on the pond would be. He said the development would be backed up to his property, 20’ from his back door, block his windows and the sun, lots of wildlife in the area which would be displaced, lights coming into the Hillcrest development, pets running thru the property and concerned with the snow run-off and the impact on the ponds. Mr. Mumley responded saying there will be a 50’ buffer before the pond with rip-rapping. Will be removing the pine trees which are outside the setbacks for the water line. Much of the run off will be collected and into a ditch away for the Hillcrest property and felt there will be less storm water than currently exists. The Board was reviewing the application in accordance with the current regulations, stated Mr. White. Mr. Mumley stated there are plans to plant additional trees to alleviate the light issue. The power line will be encased and buried 6’. r.o.w. easements several permits will be required. Grayson house approximately 15-20’ off the property line. Patricia and Ralph Graner, owners of Hillcrest Unit # and Director of the Homeowners Association as well as ???? in the audience. A letter submitted on behalf of the Board of Director’s dated 4/30/19 (on file) and stated several concerns i.e. 5 acres are unbuildable; who will control the use of the pond, concerned over erosion, if power lines buried, there can be no road etc built over them. Mr. Mink said there will be some sort of Homeowners Association formed. Mr. White said the Board depends on the ANR decision re: storm water. Bill Adams and wife Leslie present in the audience. Mr. Adams questioned the utility pole and its location saying it is not an existing pole. tape 2 side 1 0 saying we need to be cautious allowing landscaping in the easements. Ms ??? in the audience, stated she will be impacted by the building next to hers because of its size. Mrs Adams asked how far between the houses and there is 15’ between buildings 1 & 2 and 25-30’ between buildings ?? She expressed her concerns i.e. landscaping, dumpsters, traffic etc. Mr. White assured those in the audience the Board would be reviewing all standards/criteria of the project. Mr. Adams and wife own 58 Cemetery Road and he asked if Mr. Mumley had recused himself from the Board for transparency and Mr. White said, “he is not at the table”. Property line on Mr. Adams side is incorrectly shown and he said there is a survey and deed and asked that it be shown on the plans. He said he was trying to be assured the trees don’t get cut that are not suppose to be; there is no deeded r.o.w for power on record; Mr. White said the location of the easement and book and page will be required to be on the plat and Mr. Adams recommended (and requested) surveying the line prior to a permit being issued. Mr. Adams concerned
with screening and due to the ist elevation the lights would shine into their house. He would like to see the view shed easement with view points from Cemetery Road and the Mt. Road discussed. Mr. Aumand said he was struggling with the density, the setbacks, and access off Maple Street which is referred to as a driveway and looking at the regs it is a street (which he read) and says for more than 3 dwelling units should be considered a street therefore the parking regs could not be met (Sec. 16. (1) 6) and there will be 11 units with no articulated parking requirements and how could a fire truck service the area. He felt the project did not meet the parking regs. Mr. Mumley said it is not a subdivision so no road is planned and felt the road standards are met. The Fire Dept has seen the plans with concerns to be considered. Mr. Aumand said there are width requirements for a street. The 8% slope and parking requirements are met stated Mr. Mumley. Mr. Clymer asked about solar and there are no plans. Chris moved to go into deliberative session at 7:20, seconded by Mr. Clymer with all in favor. At 7:40 P.M. members of the Board came out of deliberative session with Mr. White saying the Board was having trouble with the street/driveway issue among other things and felt a site visit would be beneficial. tape 2 side 2

After little discussion, Chris moved to RECESS to MAY 21, 2019 with a SITE VISIT at 4:00 P.M. returning to the meeting at which time this hearing would be continued at the end of the agenda with a 1 hour limit reviewing Sec. 3.7. Mr. Clymer seconded the motion with all members in favor.

7:55 P.M.

Project #: 5984
Owner: K.P. Properties
Tax Parcel #: 8-041.040
Location: 990 Taber Ridge Road
Project: RHOD Review to Construct Detached 2 –Bay Garage and Attached 1 Bay Garage Addition on Existing Single Family Dwelling
Zones: RR 5/RHOD

Present were Chris Austin presenting and John Grenier. The parcel is 7.99 acres on Taber Ridge Road. Plan is to build a garage 32’x 40’ and a shed addition of 14’ x 27’ (1 story) attached to the existing two-story dwelling. A small amount of clearing to take place to allow for a 12’ wide gravel path to access the proposed garage. The detached garage is within the edge of the existing wood line and will be surrounded by existing vegetation and there will be no impact on the view shed stated Mr. Austin. Lighting to be small down lit fixtures on the building and garage. Mr. Walton moved to instruct the Zoning Administrator to draft Findings of Fact and Conclusion of Law with CONDITIONS (see DRB Decision).

8:05

Project #: 5985
Owner: Edgar Road Partners LLC
Tax Parcel #: 6-090.000
Location: 1457 Mountain Road Project: Final Subdivision Review- Boundary Line Adjustment Between 1457 Mountain Road and 57 Meadow Lane
Zone HT
Present were Chris Austin and McKee McDonald. Mr. Austin stated the property consists of the Gables Inn and 3 lots, the main lot, River House Lot and a back lot. Proposal it to change the lot line to merge the balance of lot # 2 into Lot 1 and add 0.1 acres to the River House lot. There is a 20’ strip in the rear of the property which will be eliminated by the adjustment and there will no longer be Lot # 2. Lot # 1 (the Inn and restaurant) will increase to 1.73 acres and increase in width to approximately 15.5’ for total frontage of 333’. They are not creating any new non-conforming lots but the River House will become larger (0.67) but still non-conforming. There is no shared driveway and the plan eliminates the access to the back lot. Mr. Clymer questioned the shape of the lot. Chris moved to instruct the Zoning Administrator to draft Findings of Fact and Conclusion of Law re: Project # 5985 with CONDITIONS (see decision). Mr. Aumand seconded the motion with all in favor except Mr. Clymer who voted no.

8:25

Project #: 5982
Owner: Edgar Road LLC
Tax Parcel #: 6-090.000
Location: 1457 Mountain Road
Project: Conditional Use Review to Change Use from Two-Family Dwelling to Lodging Facility (3 Lodging Units) Zone HT  McKee McDonald present and stated the proposal is to change the former Bedell House (57 Meadow Lane) from a 2 story dwelling to a lodging facility of 3 lodging units. No exterior alterations. The parcel is 0.57 acres with frontage on Meadow Lane. Building on Historic register. Sec. 3.7 reviewed. Tying into Town sewer and will require approval for increase water usage. The applicant was asked to indicate the parking on the plan. No exterior changes. No changes in exterior lighting. Mr. Clymer moved to instruct the Zoning Administrator to draft Findings of Fact and Conclusion of Law re: Project #: 5982 with CONDITIONS (see decision) Mr. Aumand seconded the motion with all in favor.

8:30

Project #: 5955
Owners: Alex Talasko & Paul Moeller
Tax Parcel #: 11-122.000
Location: 0 Lower Sanborn Road
Project: Final Subdivision Review of a 2 Lot Subdivision of 8.2 Acre Parcel (11-122.000); Review Prior Condition of Approval  Zone: UMR  Present were Paul Taylor of Trailhead Designs and Attorney Lainie Nichols. Applicant is proposing to subdivide the existing parcel into two lots, Lot 9A of 4.7 acres and lot 9B of 3.6 acres. Lot 9B will be encumbered by a 30’ r.o.w. to allow access and utilities to Lot 9A tape 3 side 1 Sec. 5 subdivision reviewed: Mr. Walton said the cut zones need to be shown on the plan. The driveway is part of the clearing. It was stated easements are being obtained including an easement across Hartson Road which is privately owned and Ms. Nichols explained the access and r.o.w and said all other owners need to agree as one can’t burden a private road unless all agree. There were several unanswered issues and Mr. Clymer moved to RECESS to JULY 16, 2019 for further information and clarification re: access road. Information is due in to Ms. McShane no later than JUNE 28, 2019). Mr. Aumand seconded the motion with all in favor.
Minutes of April 18, 2019: Demoli of Stoware Mall: Members present: Mr. Clymer, Roberts, Hand and Aumand.

Minutes of April 16, 2019: Mr. Clymer moved to approve as written, seconded by Mr. Aumand with all in favor except Mr. Volansky and Hand who were not present at that meeting.

There being no further business to come before the Board, the meeting adjourned at 9:05 P.M.

Respectfully submitted,

Barbra S. Allaire