

**Zoning Permit
Town of Stowe
PO Box 730
Stowe VT 05672**

APPLICATION INFORMATION

Permit Z-5950
Application Date 1/18/2019
Physical Location 1007 MOUNTAIN RD
Map ID 07-116.000 Tax ID 26083
Project Description AMENDMENTS TO PREVIOUSLY APPROVED SITE PLAN- MINOR CHANGES TO LANDSCAPING AND CLEARING
Owner CASTLESTONE MANSFIELD INN LLC C/O PATRICK MCGRATH
Applicant/Contact GRENIER ENGINEERING JOHN GRENIER
Applicant Address PO BOX 445
WATERBURY VT 05676

FEES PAID

Source	Date	Amount
MANSFIELD INN MANAGEMENT	1/18/2019	\$240.00

APPROVALS/ACTIONS ON RECORD

Action Taken	Date	Effective Date	Expiration Date
DRB DECISION	3/6/2019	4/5/2019	4/5/2021
ZONING	3/21/2019	4/5/2019	4/5/2025

Conditions/Comments PER DRB CONDITIONS OF APPROVAL

Based upon a review of this project, the following other local and state approvals are anticipated to be needed:

☐ Stowe Water Connection ☐ Stowe Sewer Connection ☐ Stowe Driveway Entrance Permit
☐ VT Construction Permit ☐ VT Wastewater Permit ☐ VT Driveway/RW Permit ☐ VT Stormwater Permit

A Certificate of Occupancy is required before the use or occupancy of the building. Contact the Zoning Office for an application and to schedule a site inspection.

Sarah McShane

3/21/2019

Date

ZONING ADMINISTRATOR

Sarah McShane

Notes

Accompanying documents and plans submitted with the zoning permit application are part of this permit and are on file in the Zoning Office.

Permission is hereby granted in accordance with the requirements and regulations of the Town of Stowe Zoning Ordinance to proceed with the above project. This permit shall not take effect until the time for appeal has passed, or in the event that a notice of appeal is properly filed, no such permit shall take effect until adjudication of that appeal by the appropriate municipal panel is complete and the time for taking an appeal to the environmental division has passed without an appeal being taken. If an appeal is taken to the environmental division, the permit shall not take effect until the environmental division rules in accordance with 10 V.S.A. § 8504 on whether to issue a stay, or until the expiration of 15 days, whichever comes first. No construction or activity related to this approval may occur until the time for appeal has passed. This approval does not cover any required state approvals. Wastewater System and Potable Water Supply permits may be required for construction or modifications that change the wastewater flow. Other State permits may be required for certain uses. The applicant is advised to contact a DEC Permit Specialist to discuss the State permit requirements. The applicant is responsible for determining property lines and meeting the required setbacks for development. All exterior lighting must meet the Zoning Ordinance lighting standards.

Notice of DRB Decision
Town of Stowe Zoning Office
PO Box 730
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	5950		
Application Date	1/18/2019		
Physical Location	1007 MOUNTAIN RD		
Map ID	07-116.000	Tax ID	26083
Project Description	AMENDMENTS TO PREVIOUSLY APPROVED SITE PLAN- MINOR CHANGES TO LANDSCAPING AND CLEARING		
Owner	CASTLESTONE MANSFIELD INN LLC C/O PATRICK MCGRATH		
Applicant	GRENIER ENGINEERING JOHN GRENIER		
Applicant Address	PO BOX 445 WATERBURY VT 05676		

APPROVALS ON RECORD

Action Taken	Date	End of Appeal Period	Expiration Date
DRB DECISION	3/6/2019	4/5/2019	4/5/2021

Sarah McShane

Zoning Office

7014 1200 0000 4920 2790

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Sent To: Grenier Engineering
Street, Apt. No., or PO Box No. PO Box 445
City, State, ZIP+4 Waterbury, VT 05676

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



PROJECT: 5950

SUBJECT PROPERTY: 1007 Mountain Road; #07-116.000

PROPERTY OWNER:

Castlestone Mansfield Inn LLC
C/O Patrick McGrath
Aristone Capital
54 W. 21st Street, Suite 709
New York, NY 10010

APPLICANT:

John Grenier, PE
Grenier Engineering PC
PO Box 445
Waterbury, VT 05676

APPLICATION:

The Applicant, John Grenier, PE on behalf of property owner Castlestone Mansfield Inn LLC (herein referred to as the "Applicant"), requests conditional use approval for modifications to a previously approved site plan. The Applicant proposes limited clearing to relocate a non-jurisdictional watercourse that currently runs between two (2) existing buildings on the parcel. The subject watercourse is a man-made drainage shown on a site plan approved in conjunction with the construction of the second lodging building on-site. The area to be cleared is proposed to be landscaped as shown on the provided site plan and described in application materials. The stated purpose of relocating the watercourse is to improve aesthetics and water quality.

The subject parcel, consisting of ±16 acres and located at 1007 Mountain Road (#07-116.000), is in the Highway Tourist (HT) Zoning District and contains an existing motel constructed in the mid-20th century. The subject parcel is bound to the north by property owned by Donna G. Carpenter containing the Harvest Market, to the west by multiple parcels with frontage on Birch Hill Road, to the south and east by multiple properties accessed via Simmons Lane. The application has been reviewed by the Stowe Development Review Board (DRB) under applicable standards of the Town of Stowe Zoning Regulations (as adopted October 9, 2018) for the purpose of conditional use review.

The Development Review Board's procedural history and relevant findings are attached.

REVIEW PROCESS:

(Application materials, hearing notices, meeting minutes on file at the Stowe Town Office.)

An application for conditional use review was filed by Applicant John Grenier, PE of Grenier Engineering PC on January 18, 2019. The application was accepted as administratively complete by Town of Stowe Zoning Director Sarah McShane and referred to the Development Review Board for a public hearing.

A public hearing of the DRB was scheduled for February 19, 2019 and warned by the Zoning Director in accordance with Section 2.14 of the regulations and 24 V.S.A. §4464. The hearing notice was published in the Stowe Reporter on January 31, 2019. The Applicant submitted a completed certificate of service in accordance with Section 2.14(1)(B).

The public hearing to consider the application convened on February 19, 2019 at the Akeley Memorial Building, 67 Main Street, with a quorum of the DRB present. No ex parte communications or conflicts of interests were reported.

The following persons attended and participated in the hearing process, and may be afforded status as interested persons with rights to appeal:

- John Grenier, PE, Grenier Engineering PC, PO Box 445, Waterbury, VT 05676
- Katie Whitaker, 145 Birch Hill Road, Stowe, VT 05672
- Gerald Fry, 145 Birch Hill Road, Stowe, VT 05672

The following materials were submitted in support of the application and entered into the hearing record:

1. Town of Stowe Development Application, received 1/18/2019;
2. Cover letter from Grenier Engineering, Re: "Minor Amendment to Site Plan..." (2 pages), dated 1/18/2019;
3. Mountain Road Resort- Stream Relocation Planting Images prepared by Wagner Hodgson Landscape Architecture, no date;
4. Mountain Road Resort- Stream Relocation- Soft Armoring Techniques prepared by Wagner Hodgson Landscape Architecture, no date;
5. Mountain Road Resort- Stream Relocation- Planting Concept prepared by Wagner Hodgson Landscape Architecture, Sheet L001, dated 10/26/2018;
6. Mountain Road Resort- Live Staking Overview prepared by Wagner Hodgson Landscape Architecture, no date;
7. Stream Relocation Plan- Mountain Road Resort, Sheet 1 of 2, dated 10/05/2018;
8. Comments from Ed Pierce- Permit Coordinator (VTrans), dated 1/31/2019;
9. Previously approved site plan, last revised 2/3/1987 (staff).

The DRB adjourned the hearing that evening, following the submission of testimony and evidence, marking the start of the 45-day period for the issuance of written findings and a decision.

FINDINGS OF FACT & CONCLUSIONS OF LAW: The Applicant's request for conditional use approval was reviewed by the Stowe Development Review Board (DRB) for conformance with applicable requirements of the Town of Stowe Zoning Regulations (as adopted October 9, 2018) including the following:

- Section 2- Administration and Enforcement
- Section 3- General Regulations
- Section 4- Specific Use Standards
- Section 5- Zoning Districts
- Section 6- Uses, Dimensional Requirements and Density

During its review of the application, the Board made the following Findings of Fact and Conclusions of Law:

Dimensional, Density & Other Requirements:

1. **Zoning District.** The subject parcel contains ±16 acres and is served by Mountain Road, a state-maintained highway. The parcel is located in the Highway Tourist (HT) Zoning District as shown on the Official Town of Stowe Zoning Map (as adopted October 9, 2018).

2. **Lot Area, Lot Width.** The ±16 -acre parcel is located in the HT district. The provided site plan depicts the parcel containing approximately ±420' of frontage along Mountain Road. Lot width, as defined as "The width of a lot measured at right angles to its lot depth at the minimum front yard setback", exceeds 400'. The minimum lot width in the HT district is 180'. No changes to lot area or lot width are proposed under this application.
3. **Setbacks.** Required minimum district setbacks in HT are front (50'), side (50') and rear (50'). No changes to the location of any buildings, structures, or parking is proposed under this application. Section 3.10 outlines minimum setbacks from watercourses and requires a minimum 50 ft setback including a vegetation buffer be left in an undisturbed state. The regulations define watercourse as... "16.183 Watercourse: Any naturally flowing water, including rivers, streams and creeks as depicted on the Official Zoning Map." The subject drainage does not appear on the official zoning map and therefore is not subject to the riparian setback requirements listed in Section 3.10.
4. **Maximum Building Coverage.** The maximum building coverage in HT is 10%. No changes to maximum building coverage are proposed under this application.
5. **Use.** The parcel contains an existing lodging facility (i.e. motel) and related improvements constructed in the mid-20th century. No changes of use or expansions of use are proposed under this application.
6. **Height.** The maximum building height in HT is 28' feet. The regulations define building height as the *"Vertical distance measured from the average elevation of the proposed finished grade at the front or rear of the building to the highest point of the roof for flat and mansard roofs, and to the average height between the highest ridge and its contiguous eave for other types of roofs. On sloping sites the height will be measured on the uphill side."* No changes in height are proposed under this application.
7. **Density.** The Applicant seeks approval for minor site plan modifications. No changes to density are proposed under this application.

Section 3.7(2)(A) – Standards of review (Conditional Use Applications): The Development Review Board must determine that the use will conform to the following set of standards and will not result in an undue adverse effect on the following:

8. **Capacity of existing or planned community facilities and services:** Staff requested comments on the proposal from respective Town departments including the Department of Public Works, Fire Department, Stowe Electric, Police Department, EMS, and Parks and Recreation.

No Municipal Department review forms returned indicated that the proposed development would have any adverse impact on existing or planned community facilities and services.

Conclusion: The Board concludes the proposal will not result in an undue adverse effect on the Town's existing or planned facilities or services.

9. **Section 3.7(2)(A)(2) – Traffic on roads and highways in the vicinity:** The Applicant seeks approval for minor site plan modifications. No changes or increases in use are proposed under this application.

Conclusion: The Board concludes the proposed site plan modifications will have no effect on traffic and will not create an undue adverse impact on traffic on roads and highways in the vicinity.

10. **Section 3.7(2)(A)(3) – The character of the area affected:** The subject parcel is in the HT zoning district. The purpose of the HT district is *“To control development along the portion of the “lower” Mountain Road between designated growths centers in a manner that encourages continued moderate-density commercial and residential land uses while maintaining high quality development and site design.”*

Conclusion: The Board concludes the proposal will not adversely affect the character of the area as defined under the town’s zoning regulations.

11. **Section 3.7(2)(A)(4) – Regulations and ordinances in effect:** The application was reviewed under applicable Conditional Use criteria. Applicable bylaws include the Stowe Zoning Regulations, as adopted October 9, 2018. No other known or identified municipal bylaws or ordinances apply to this project.

Conclusion: The Board concludes the proposal is in conformance with the Stowe Zoning Regulations, as adopted October 9, 2018.

12. **Section 3.7(2)(A)(5) – Utilization of renewable energy sources:** No change is proposed with regard to the use of, or access to, the utilization of renewable energy resources.

Conclusion: The Board concludes the project is not expected to interfere with the sustainable use of renewable energy resources, access to, direct use or future availability of such resources.

Section 3.7(2)(B) – Other Standards of Review:

13. **Section 3.7(2)(B)(1) – Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, or rare and irreplaceable natural areas.** The property contains a man-made, unnamed non-jurisdictional watercourse running through the center of the property which was included on a site plan approved by the Town of Stowe in conjunction with the construction of the second lodging building on the parcel. The Applicant proposes to relocate this watercourse along the western property boundary and install erosion netting on steep slopes, rock weirs, boulder clusters, and landscaping including shade trees and low growing trees/vegetation for stream shading. Relocating the watercourse will require limited clearing of areas shown on previously approved site plan as tree cover. The Applicant’s project narrative states native deciduous trees such as red and sugar maple will be used, along with a combination of native deciduous shrubs. The majority of the rear of the site will remain wooded.

Conclusion: The Board concludes the proposal will not adversely affect the scenic or natural beauty of the area, aesthetics, historic sites, or rare and irreplaceable natural areas.

14. **Section 3.7(2)(B)(2) - Project will not result in undue water, noise or air pollution.** The property contains a man-made, unnamed non-jurisdictional watercourse running through the center of the property which was included on a site plan approved by the Town of Stowe in conjunction with the construction of the second lodging building on the parcel. The Applicant proposes to relocate this watercourse along the western property boundary and install erosion netting on steep slopes, rock weirs, boulder clusters, and landscaping including shade trees and low

growing trees/vegetation for stream shading. The Applicant's project narrative states the project is expected to result in improved water quality.

Conclusion: The Board concludes the project, if constructed as approved, will not result in undue water, noise, or air pollution.

15. **Section 3.7(2)(B)(3) – Access Management:** The parcel is served by Mountain Road. No expansions or improvements are proposed to the existing curb cut are proposed under this application. 24 VSA §4416 requires proposals involving access to a state highway provide a letter of intent from the Agency of Transportation confirming that the Agency has reviewed the proposed site plan and is prepared to issue an access permit under 19 VSA §1111. Staff referred the application to Craig Keller, Chief of Permitting Services. Permit Coordinator, Ed Pierce, responded on 1/31/2019 and indicated that a §1111 permit is not required for this project.

Conclusion: The Board finds that no changes to the existing access are proposed under this application.

16. **Section 3.7(2)(B)(4) – Shared Access:** The parcel is served by Mountain Road and is not shared with other users.

Conclusion: This provision does not apply.

17. **Section 3.7(2)(B)(5) – Circulation and Parking:** The regulations require parking be provided per the requirements of Section 14 and be designed to minimize the visibility of parking areas from off-site through the location, landscaping and screening of such areas. No changes to the number or location of parking spaces or circulation patterns are proposed under this application.

Conclusion: This provision does not apply.

18. **Section 3.7(2)(B)(6) – Pedestrian Circulation and Access:** The regulations require pedestrian circulation within the site, and access through the site to adjacent properties along public roads, be provided. No changes to existing pedestrian circulation or access improvements are proposed under this application.

Conclusion: This provision does not apply.

19. **Section 3.7(2)(B)(7) – Landscaping and Screening:** The regulations require landscaping details and screening of garbage collection areas, outdoor storage, commercial ventilation systems over two square feet; loading and unloading areas and other outdoor utilities, including solar installations, be provided as part of proposed site development plans. The property contains a man-made, unnamed non-jurisdictional watercourse running through the center of the property which was depicted on a site plan approved by the Town of Stowe in conjunction with the construction of the second lodging building on the parcel. The Applicant proposes to relocate this watercourse along the western property boundary and install erosion netting on steep slopes, rock weirs, boulder clusters, and landscaping including shade trees and low growing trees/vegetation for stream shading. Relocating the watercourse will require limited clearing of areas shown on previously approved site plan as tree cover. The Applicant's project narrative states native deciduous trees such as red and sugar maple will be used, along with a combination of native deciduous shrubs. The majority of the rear of the site will remain wooded. The Applicant provided the landscaping details and planting specifications.

Conclusion: The Board finds the proposed landscaping and modifications to previously approved site plan in keeping with the landscaping and screening requirements outlined in Section 4.6 of the regulations.

20. **Section 3.7(2)(B)(8) – Stormwater Management:** The Applicant request approval for minor modifications to a previously approved site plan. The Applicant proposes to relocate a non-jurisdictional watercourse that currently runs between two (2) existing buildings on the parcel. One of the stated purposes of relocating the watercourse is to improve water quality. The project includes removing existing culverts and filling in an existing channel to the south of the existing buildings. The relocated watercourse is proposed to run along the western property line before joining the existing channel and draining to the existing 58" x 38' elliptical culvert under Route 108 (Mountain Road). No increases in impervious surface are proposed under this application.

Conclusion: The Board concludes, if constructed and maintained as approved, the proposed improvements will improve drainage and water quality and will not cause an undue adverse impact on neighboring properties, town highways or surface waters.

21. **Section 3.7(2)(C).** In addition to other provisions of Section 3.7, the Board shall be guided by the following standards when reviewing all site development plans in the designated zoning district. These standards apply to all site development plans, including those involving new construction, expansion, alteration or change of use. The Board may waive the specific requirements of this section when it is found that mitigation through design, screening or other mitigation will accomplish the objectives outlined for the designated districts.

1. Additional HT, RR, MOD, UMR Standards: Within the **Highway Tourist (HT)**, (Rural Residential (RR), Meadowland Overlay (MOD)) and Upper Mountain Road (UMR) Districts, site plans shall re-enforce efficient traffic circulation, preserve such important landscape features as open fields, scenic vistas, natural and cultural focal points and a well landscaped highway corridor.

To help achieve these objectives, the following standards shall apply:

- a. Front Yard Treatment: A continuous strip not less than twenty (20') feet deep, measured from the edge of the highway right of- way, shall be maintained between the street line and the balance of the lot, which strip shall be suitably landscaped. Only driveways and pedestrian walks may traverse the required strip. In addition, no portion of the front yard may be used for storage or for any purpose except as provided herein.
- b. Parking: Parking shall be located in the rear and/or side of all commercial and multi-family residential properties, except as provided under section 14.3 of these regulations. Projects involving the upgrade and expansion of motels and lodges built prior to January 1, 1997 and designed with outside access to individual rooms fronting on parking areas, may continue locating parking within front yards.
- c. Driveway Access: Driveways shall be the minimum width necessary to provide safe vehicular access and promote pedestrian circulation.
- d. Additional HT Standards: In addition to the conditional use criteria of these regulations, the DRB shall find that proposed development is designed in a manner that promotes an

overall high quality of design and construction and, where appropriate, incorporates traditional building materials.

Conclusion: The Board finds the proposed site plan modifications are in conformance with the additional standards outlined in Section 3.7(2)(C). Where appropriate, the Board waived the specific requirements when it was found that mitigation through design, screening or other mitigation has accomplished the objectives of the HT district.

Section 4: Specific Use Standards

22. **Section 4.8 Outdoor Lighting.** The regulations require that all outdoor lighting shall be installed in accordance with the Section 4.8(A-C). When reviewing lighting plans pursuant to Section 4.8, including proposed gas station canopy or apron lighting, proposed illumination of building façades or parking area lighting, the DRB shall consider appropriate levels and distribution of illumination. In determining appropriate levels of illumination, the Board will consider the guidelines outlined in Section 4.8(2)(A-F). No changes are proposed to the existing outdoor lighting.

Conclusion: This provision does not apply.

23. **Section 15- Parking Regulations-** See discussion above.

DECISION

Based upon the foregoing Findings of Fact, in RE: **5950** the Board finds (6-0) the proposal meets the Stowe Zoning Regulations, as adopted on October 9, 2018, subject to the following conditions of approval:

1. The 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.
2. A certificate of occupancy must be obtained from the Zoning Administrator following the construction but prior to occupancy and use to ensure that the project has been constructed as approved by the Development Review Board, as required under Section 2.10 of the zoning regulations.
3. These conditions of approval shall run with the land and are binding upon and enforceable against the permittee and his successors. By acceptance of a permit, the permittee agrees to allow authorized representatives of the Town of Stowe to access the property subject to this approval, at reasonable times, for purpose of ascertaining compliance with the conditions of approval.

Voting favor: D.White, P.Roberts, C.Walton, A. Volansky, T.Mumley, T. Hand
Voting to deny: None

Dated at Stowe, Vermont this the 6th day of March 2019

By: Douglas White
Douglas White, Chair

TOWN OF STOWE
DEVELOPMENT REVIEW BOARD
Staff Comments for the February 19, 2019 Meeting



PROJECT: 5950

SUBJECT PROPERTY: 1007 Mountain Road; #07-116.000

PROPERTY OWNER:

Castlestone Mansfield Inn LLC
C/O Patrick McGrath
Aristone Capital
54 W. 21st Street, Suite 709
New York, NY 10010

APPLICANT:

John Grenier, PE
Grenier Engineering PC
PO Box 445
Waterbury, VT 05676

APPLICATION:

The Applicant, John Grenier, PE on behalf of property owner Castlestone Mansfield Inn LLC (herein referred to as the "Applicant"), requests conditional use approval for modifications to a previously approved site plan. The Applicant proposes limited clearing to relocate a non-jurisdictional watercourse that currently runs between two (2) existing buildings on the parcel. The subject watercourse is a man-made drainage shown on a site plan approved by Act 250 and the Town of Stowe in ~1987 in conjunction with the construction of the second lodging building on-site. The area to be cleared is proposed to be landscaped as shown on the provided site plan and described in application materials. The stated purpose of relocating the watercourse is to improve aesthetics and water quality.

The subject parcel, consisting of ±16 acres and located at 1007 Mountain Road (#07-116.000), is in the Highway Tourist (HT) Zoning District and contains an existing motel constructed in the mid-20th century. The subject parcel is bound to the north by property owned by Donna G. Carpenter containing the Harvest Market, to the west by multiple parcels with frontage on Birch Hill Road, to the south and east by multiple properties accessed via Simmons Lane. The application is referred to the Stowe Development Review Board (DRB) under applicable standards of the Town of Stowe Zoning Regulations (as adopted October 9, 2018) for the purpose of conditional use review.

REVIEW PROCESS:

An application for conditional use review was filed by Applicant John Grenier, PE and Chris Austin of Grenier Engineering PC on January 18, 2019. The application was accepted as administratively complete by Town of Stowe Zoning Director Sarah McShane and referred to the Development Review Board for a public hearing.

A public hearing of the DRB was scheduled for February 19, 2019 and warned by the Zoning Director in accordance with Section 2.14 of the regulations and 24 V.S.A. §4464. The hearing notice was published in the Stowe Reporter on January 31, 2019. To date, the Applicant has not submitted a completed certificate of service in accordance with Section 2.14(1)(B).

The following materials were submitted in support of the application and entered into the hearing record:

1. Town of Stowe Development Application, received 1/18/2019;

2. Cover letter from Grenier Engineering, Re: "Minor Amendment to Site Plan..." (2 pages), dated 1/18/2019;
3. Mountain Road Resort- Stream Relocation Planting Images prepared by Wagner Hodgson Landscape Architecture, no date;
4. Mountain Road Resort- Stream Relocation- Soft Armoring Techniques prepared by Wagner Hodgson Landscape Architecture, no date;
5. Mountain Road Resort- Stream Relocation- Planting Concept prepared by Wagner Hodgson Landscape Architecture, Sheet L001, dated 10/26/2018;
6. Mountain Road Resort- Live Staking Overview prepared by Wagner Hodgson Landscape Architecture, no date;
7. Stream Relocation Plan- Mountain Road Resort, Sheet 1 of 2, dated 10/05/2018;
8. Comments from Ed Pierce- Permit Coordinator (VTrans), dated 1/31/2019;
9. Previously approved site plan (staff)

STAFF COMMENTS: The Applicant's request for conditional use approval is referred to the Stowe Development Review Board (DRB) for conformance with applicable requirements of the Town of Stowe Zoning Regulations (as adopted October 9, 2018) including the following:

- Section 2- Administration and Enforcement
- Section 3- General Regulations
- Section 4- Specific Use Standards
- Section 5- Zoning Districts
- Section 6- Uses, Dimensional Requirements and Density

Dimensional, Density & Other Requirements:

1. **Zoning District.** The subject parcel contains ±16 acres and is served by Mountain Road, a state-maintained highway. The parcel is located in the Highway Tourist (HT) Zoning District as shown on the Official Town of Stowe Zoning Map (as adopted October 9, 2018).
2. **Lot Area, Lot Width.** The ±16 -acre parcel is located in the HT district. The provided site plan depicts the parcel containing approximately ±420' of frontage along Mountain Road. Lot width, as defined as "The width of a lot measured at right angles to its lot depth at the minimum front yard setback", exceeds 400'. The minimum lot width in the HT district is 180'. No changes to lot area or lot width are proposed under this application.
3. **Setbacks.** Required minimum district setbacks in HT are front (50'), side (50') and rear (50'). No changes to the location of any buildings, structures, or parking is proposed under this application. Section 3.10 outlines minimum setbacks from watercourses and requires a minimum 50 ft setback including a vegetation buffer be left in an undisturbed state. The regulations define watercourse as... *"16.183 Watercourse: Any naturally flowing water, including rivers, streams and creeks as depicted on the Official Zoning Map."* The subject drainage does not appear on the official zoning map and therefore is not subject to the riparian setback requirements listed in Section 3.10.
4. **Maximum Building Coverage.** The maximum building coverage in HT is 10%. No changes to maximum building coverage are proposed under this application.
5. **Use.** The parcel contains an existing lodging facility (i.e. motel) and related improvements constructed in the mid-20th century. No changes of use or expansions of use are proposed under this application.

6. **Height.** The maximum building height in HT is 28' feet. The regulations define building height as the *"Vertical distance measured from the average elevation of the proposed finished grade at the front or rear of the building to the highest point of the roof for flat and mansard roofs, and to the average height between the highest ridge and its contiguous eave for other types of roofs. On sloping sites the height will be measured on the uphill side."* No changes in height are proposed under this application.
7. **Density.** The Applicant seeks approval for minor site plan modifications. No changes to density are proposed under this application.

Section 3.7(2)(A) – Standards of review (Conditional Use Applications): The Development Review Board must determine that the use will conform to the following set of standards and will not result in an undue adverse effect on the following:

8. **Capacity of existing or planned community facilities and services:** Staff requested comments on the proposal from respective Town departments including the Department of Public Works, Fire Department, Stowe Electric, Police Department, EMS, and Parks and Recreation.

No Municipal Department review forms returned indicated that the proposed development would have any adverse impact on existing or planned community facilities and services.
9. **Section 3.7(2)(A)(2) – Traffic on roads and highways in the vicinity:** The Applicant seeks approval for minor site plan modifications. No changes or increases in use are proposed under this application.
10. **Section 3.7(2)(A)(3) – The character of the area affected:** The subject parcel is in the HT zoning district. The purpose of the HT district is *"To control development along the portion of the "lower" Mountain Road between designated growths centers in a manner that encourages continued moderate-density commercial and residential land uses while maintaining high quality development and site design."*
11. **Section 3.7(2)(A)(4) – Regulations and ordinances in effect:** The application is subject to review under applicable Conditional Use criteria. Applicable bylaws include the Stowe Zoning Regulations, as adopted October 9, 2018. No other known or identified municipal bylaws or ordinances apply to this project.
12. **Section 3.7(2)(A)(5) – Utilization of renewable energy sources:** No change is proposed with regard to the use of, or access to, the utilization of renewable energy resources.

Section 3.7(2)(B) – Other Standards of Review:

13. **Section 3.7(2)(B)(1) – Will not have an undue adverse effect on the scenic or natural beauty of the area; aesthetics, historic sites, or rare and irreplaceable natural areas.** The property contains a man-made, unnamed non-jurisdictional watercourse running through the center of the property which was approved by Act 250 and the Town of Stowe in conjunction with the construction of the second lodging building on the parcel. The Applicant proposes to relocate this watercourse along the western property boundary and install erosion netting on steep slopes, rock weirs, boulder clusters, and landscaping including shade trees and low growing trees/vegetation for stream shading. Relocating the watercourse will require limited clearing of areas shown on previously approved site plan as tree cover. The Applicant's project narrative states native

deciduous trees such as red and sugar maple will be used, along with a combination of native deciduous shrubs. The majority of the rear of the site will remain wooded.

14. **Section 3.7(2)(B)(2) - Project will not result in undue water, noise or air pollution.** The property contains a man-made, unnamed non-jurisdictional watercourse running through the center of the property which was approved by Act 250 and the Town of Stowe in conjunction with the construction of the second lodging building on the parcel. The Applicant proposes to relocate this watercourse along the western property boundary and install erosion netting on steep slopes, rock weirs, boulder clusters, and landscaping including shade trees and low growing trees/vegetation for stream shading. The Applicant's project narrative states the project is expected to result in improved water quality.
15. **Section 3.7(2)(B)(3) - Access Management:** The parcel is served by Mountain Road. No expansions or improvements are proposed to the existing curb cut are proposed under this application. 24 VSA §4416 requires proposals involving access to a state highway provide a letter of intent from the Agency of Transportation confirming that the Agency has reviewed the proposed site plan and is prepared to issue an access permit under 19 VSA §1111. Staff referred the application to Craig Keller, Chief of Permitting Services. Permit Coordinator, Ed Pierce, responded on 1/31/2019 and indicated that a §1111 permit is not required for this project.
16. **Section 3.7(2)(B)(4) - Shared Access:** The parcel is served by Mountain Road and is not shared with other users.
17. **Section 3.7(2)(B)(5) - Circulation and Parking:** The regulations require parking be provided per the requirements of Section 14 and be designed to minimize the visibility of parking areas from off-site through the location, landscaping and screening of such areas. No changes to the number or location of parking spaces or circulation patterns are proposed under this application.
18. **Section 3.7(2)(B)(6) - Pedestrian Circulation and Access:** The regulations require pedestrian circulation within the site, and access through the site to adjacent properties along public roads, be provided. No changes to existing pedestrian circulation or access improvements are proposed under this application.
19. **Section 3.7(2)(B)(7) - Landscaping and Screening:** The regulations require landscaping details and screening of garbage collection areas, outdoor storage, commercial ventilation systems over two square feet; loading and unloading areas and other outdoor utilities, including solar installations, be provided as part of proposed site development plans. The property contains a man-made, unnamed non-jurisdictional watercourse running through the center of the property which was approved by Act 250 and the Town of Stowe in conjunction with the construction of the second lodging building on the parcel. The Applicant proposes to relocate this watercourse along the western property boundary and install erosion netting on steep slopes, rock weirs, boulder clusters, and landscaping including shade trees and low growing trees/vegetation for stream shading. Relocating the watercourse will require limited clearing of areas shown on previously approved site plan as tree cover. The Applicant's project narrative states native deciduous trees such as red and sugar maple will be used, along with a combination of native deciduous shrubs. The majority of the rear of the site will remain wooded. The Applicant provided the landscaping details and planting specifications.

20. **Section 3.7(2)(B)(8) – Stormwater Management:** The Applicant request approval for minor modifications to a previously approved site plan. No changes to drainage patterns or increases in impervious surface are proposed under this application.

21. **Section 3.7(2)(C).** In addition to other provisions of Section 3.7, the Board shall be guided by the following standards when reviewing all site development plans in the designated zoning district. These standards apply to all site development plans, including those involving new construction, expansion, alteration or change of use. The Board may waive the specific requirements of this section when it is found that mitigation through design, screening or other mitigation will accomplish the objectives outlined for the designated districts.

1. Additional HT, RR, MOD, UMR Standards: Within the **Highway Tourist (HT)**, (Rural Residential (RR), Meadowland Overlay (MOD)) and Upper Mountain Road (UMR) Districts, site plans shall re-enforce efficient traffic circulation, preserve such important landscape features as open fields, scenic vistas, natural and cultural focal points and a well landscaped highway corridor.


To help achieve these objectives, the following standards shall apply:

- a. **Front Yard Treatment:** A continuous strip not less than twenty (20') feet deep, measured from the edge of the highway right of way, shall be maintained between the street line and the balance of the lot, which strip shall be suitably landscaped. Only driveways and pedestrian walks may traverse the required strip. In addition, no portion of the front yard may be used for storage or for any purpose except as provided herein.
- b. **Parking:** Parking shall be located in the rear and/or side of all commercial and multi-family residential properties, except as provided under section 14.3 of these regulations. Projects involving the upgrade and expansion of motels and lodges built prior to January 1, 1997, and designed with outside access to individual rooms fronting on parking areas, may continue locating parking within front yards.
- c. **Driveway Access:** Driveways shall be the minimum width necessary to provide safe vehicular access and promote pedestrian circulation.
- d. **Additional HT Standards:** In addition to the conditional use criteria of the regulations, the DRB shall find that proposed development is designed in a manner that promotes an overall high quality of design and construction and, where appropriate, incorporates traditional building materials.

Section 4: Specific Use Standards

22. **Section 4.8 Outdoor Lighting.** The regulations require that all outdoor lighting be installed in accordance with the Section 4.8(A-C). When reviewing lighting plans pursuant to Section 4.8, including proposed gas station canopy or apron lighting, proposed illumination of building façades or parking area lighting, the DRB shall consider appropriate levels and distribution of illumination. In determining appropriate levels of illumination, the Board will consider the guidelines outlined in Section 4.8(2)(A-F). No changes are proposed to the existing outdoor lighting.

23. **Section 15- Parking Regulations-** See discussion above.

	Development Application Town of Stowe Zoning Department PO Box 216 Stowe VT 05672 Voice (802) 253-6141		Project # (To be assigned)
			Date Received:
	This form serves as an application for all requested zoning and subdivision reviews.		
Owner Information			
Property Owner	Castlestone Mansfield Inn LLC c/o Patrick McGrath		
Mailing Street Address City, State and Zip	Aristone Capital 54 W 21 st St. Ste 709 New York, NY 10010		
Phone Number	Day: _____ Other phone or email: _____		
Applicant/Contact Information (Relationship to Owner) <input type="checkbox"/> Owner (If so, skip to site information) <input type="checkbox"/> Lessee <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Designer <input type="checkbox"/> Agent for Owner <input type="checkbox"/> Under purchase contract All information and correspondence is sent to applicant/contact.			
Contact Name	John D. Grenier, PE		
Company (if any)	Grenier Engineering, PC		
Mailing Street Address City, State and Zip	Post Office Box 445 Waterbury, VT 05676		
Phone Number	802-244-6413 Other/Email: john@grenierengineering.com		
Site Information			
Physical Address	1007 Mountain Road		
Business (if any)	Mountain Road Resort		
Tax Map ID	07-116.000		
Please briefly describe the project or request below:			
<p>To amend the existing site plan for the Mountain Road Resort to reflect a minor amount of tree clearing at the rear of the existing resort buildings for the purpose of relocating an existing non-jurisdictional watercourse that currently goes between the buildings. The area to be cleared will be landscaped in accordance with the enclosed site plan and details. The purpose of this project is to improve aesthetics and water quality. Screening to neighboring properties will remain and no alteration to the view from Mountain Road frontage will result.</p>			
For All Approvals: The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications, and other associated documentation and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf. Additional permits may be needed from the State of Vermont and/or the Town of Stowe for development.			
Indicate if: <input checked="" type="checkbox"/> Property Owner OR <input type="checkbox"/> Agent for Owner		Signature: _____ Patrick McGrath for Castlestone Mansfield Inn LLC Date: _____	



GRENIER
ENGINEERING, PC

Sarah McShane, Zoning Administrator
Town of Stowe
Post Office Box 730
Stowe, VT 05672

January 18, 2019

RE: Minor Amendment to Site Plan for Mountain Road Resort. Landscaping Improvements. 1007 Mountain Road. Owner: Castlestone Mansfield Inn LLC.

Dear Sarah,

Please see enclosed a Town of Stowe development application, engineering site plan, landscaping plan, landscaping details, & a fee check made payable to Town of Stowe for \$240.00 to cover the DRB base fee (includes permit recording fee).

Castlestone Mansfield Inn LLC, owner of the existing previously approved Mountain Road Resort at 1007 Mountain Road, is applying to make a minor amendment to their existing previously approved site plan.

As discussed in our recent meeting on this matter, the site plan of record for the project, although somewhat limited in exact detail, depicts tree cover in certain locations on the property. The proposed plan involves re-routing of an on-site drainage water course and this work will require tree cutting and re-vegetation on the south and western sides of the existing resort buildings.

The existing water course to be re-routed is a man-made drainage that was approved by Act 250 and Town of Stowe in conjunction with construction of second resort building on the site. Due to the fact this is a man-made drainage among other factors, it has been determined by the State of VT ANR streams personnel as a non-jurisdictional water course, so no state permit is required to change its location. ANR is in support of this project because the proposed relocation will result in improved downstream water quality. Due to the fact the State has determined this is not a jurisdictional stream, and no "blue line stream" shows on the Stowe zoning map, review of this project is focused on the resulting landscaping improvements proposed.

The proposed landscaping improvements include native deciduous trees such as red and sugar maple along with a combination of native deciduous shrubs. As many existing mature trees at the rear of the buildings will be preserved as possible. The majority of the rear of the site will remain wooded and it is the applicant's position that this project will result in an aesthetic improvement on the property for the enjoyment of the guests, while maintaining or improving existing screening to off-site locations. Please see the enclosed landscaping plan and landscaping details for further information.

Thank you for your time in considering this matter. Please schedule this project for review with the DRB at the earliest possible meeting night available in February. Our firm will be responsible for neighbor notification, so please include our office in any correspondence involved with the application process.



Respectfully,

Chris Austin
Permit Coordinator
Grenier Engineering, PC

Enclosures

CC: Castlestone Mansfield Inn LLC

DANIEL SNYDER

TUDY SCHMIDT

THE GUPTENBANK

MAGNETIC NORTH

EXIST. PARKING & DRIVE
MOUNTAIN ROAD
TOTAL 27'

EXISTING MOTEL BLDG.

PROPOSED NEW BLDG.

PARKING (16 SPACES)

EXIST. POOL

EXIST. POST LIGHT

EXIST. EVERGREEN TREES
TO REMAIN

EXIST. PAVED DRIVE

PROPOSED SITE PLAN
MOUNTAIN ROAD
SCALE: 1" = 20'
DESIGNED BY: [signature]
REVISED: [signature]
DATE: 3/87
FEB. 3/87

ROUTE 108

ARCH. LINE

**Town of Stowe
Development Review Board
Certificate of Delivery of
Hearing Notice To Abutting Property Owners and Property Posting**

Hearing Date: 2/19/2019
Property Owner: CASTLESTONE MANSFIELD INN LLC C/O PATRICK MCGRATH
Applicant/Contact: GRENIER ENGINEERING JOHN GRENIER
Request: AMENDMENTS TO PREVIOUSLY APPROVED SITE PLAN- MINOR
CHANGES TO LANDSCAPING AND CLEARING
Project Location: 1007 MOUNTAIN RD

The abutting property hearing notice provided by the Stowe Zoning Office has been delivered to the abutting property owners without regard to the public right-of-way in accordance with Stowe Zoning Bylaws which requires delivery 15 days previous to the hearing. The Abutter's Notice has also been sent to any holders of conservation easements on all or part of the property, and on any adjacent properties. Listed below are the addresses of those receiving a notice.

In addition, the property has been posted at least 15 days prior to the hearing.

Chris Austin
Print Name Greiner Eng. Signature

2/11/19
Date

Notification Sent To:

Tax Map	Property Owner/Easement Holder	Address
---------	--------------------------------	---------

See Attached List

Use additional paper to list more notifications.

Schedule E - Adjoiner Information

Submit with the application a list of all adjoining landowners with mailing addresses. An "adjoiner" is a person or organization which owns or controls land or easements on lands which physically abut the tract or tracts of land on which your project is located. Be certain to include landowners on the opposite sides of highways, railways, and rivers. Also include homeowner associations, utility companies, and others with significant legal interest in the project land. It is very helpful if you indicate the location of each adjoiner on your site plan.

If you do not provide a list which is thorough and up-to-date, your application could be delayed because of improper notice distribution!

Please note: For lists which include more than 20 adjoining landowners, our administrative staff appreciates receiving the list on mailing labels to facilitate the notification process. Thank you.

ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Donna Carpenter	80 Industrial Parkway	Burlington	VT	05401
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Milan & Maja Stojanovic	10 Crescent St.	Weston	MA	02493-2435
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Wendyll Behrend	Post Office Box 102	Stowe	VT	05672
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Gerald Fry & Katie Whitaker	145 Birch Hill Rd.	Stowe	VT	05672
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Philip & Sandra Kuhl	433 Vernon Road	Jenkintown	PA	19046
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
James & Terry Diefenbach	8 Garrison Grove	Lancaster	MA	01523
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Marja Vainio-Plagakis	75 Winterbird Rd.	Stowe	VT	05672
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Winterbird Association Common Land	c/o Brett Cline 100 Warren St	Charlestown	MA	02129
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Ad Hoc Adventures	48 Loantaka LN North LLC	Morristown	NJ	07960
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
John & Sarah Holman	48 Loantaka LN North LLC	Morristown	NJ	07960
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Pall & Susan Spera	Post Office Box 539	Stowe	VT	05672
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Mark & Rebecca Leipert	Post Office Box 70	Stowe	VT	05672
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Howard & Howard Inc	968 Mountain Road	Stowe	VT	05672
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Kocisko Holdings, LLC.	990 Mountain Road	Stowe	VT	05672

Sarah McShane

From: Pierce, Ed <Ed.Pierce@vermont.gov>
Sent: Thursday, January 31, 2019 8:38 AM
To: Sarah McShane
Cc: chris@grenierengineering.com
Subject: Project 5950, Castlestone Mansfield Inn LLC, 1007 Mountain Rd Stowe

Hi Sarah & Chris,

Project 5950, Castlestone Mansfield Inn LLC, at 1007 Mountain Road in Stowe, has been reviewed by this office. There are no impacts to VT108 and a 19 V.S.A. § 1111 permit is not needed for this work.

thanks

Ed Pierce | Permit Coordinator
Vermont Agency of Transportation
1 National Life Dr | Montpelier, VT 05633-5001
802-498-8946 | ed.pierce@vermont.gov
vtrans.vermont.gov/planning/permitting



Physical Address

219 North Main Street, Suite 201
Barre, VT 05641

From: Sarah McShane <smcshane@stowevt.gov>
Sent: Monday, January 28, 2019 9:05 AM
To: Keller, Craig <Craig.Keller@vermont.gov>; Pierce, Ed <Ed.Pierce@vermont.gov>
Cc: Nick Lizotte <nick@vermontrealty.com>; David Burke <dwburke@olearyburke.com>; Dave Lachtrupp <Dave@gristmillbuilders.com>; Chris Austin <chris@grenierengineering.com>
Subject: Do these projects require a Letter of Intent?

Good Morning Craig & Ed,

I hope this finds you well on this Monday morning. I've recently received several applications that require review by the Stowe Development Review Board (DRB) that have either direct or indirect access to a state maintained highway. I'm not sure whether they will need to obtain an access permit under 19 VSA §1111, but thought I would bring the applications to your attention should they require a Letter of Intent. The below applications are scheduled to be reviewed by the DRB on February 19th. If you click on the project number, you can view the application materials.

Should any of the below projects require a permit from VTrans, I've copied the Applicants on this email. Feel free to work directly with the individual Applicant should you need additional information.

Let me know if you have any questions or if I can be of any assistance.

Thanks,
Sarah

DEVELOPMENT REVIEW BOARD TOWN OF STOWE AGENDA FEBRUARY 5, 2019

The Town of Stowe are hereby notified of a meeting Development Review Board to be held in the Akeley Building (67 Main Street) starting at 5:00 p.m.

1. Barn LLC c/o James Goldsmith
1000
Mountain Rd
Building Alterations on North and West Facades
HD/FEH
Revisions

Public: Additional information may be obtained at pursuant to 24 VSA §§4464(a)(1)(C) and 4471(a), filing is a prerequisite to the right to take any action to attend the hearing, comments may be made in writing mailed to: Zoning Director, PO Box 730, Stowe, VT 05672 or townofstowevt.org

STOWE SCHOOL DISTRICT BOARD OF DIRECTORS REGULAR BOARD MEETING FEBRUARY 4, 2019 6:00PM – STOWE ELEMENTARY SCHOOL MUSIC ROOM

*DRAFT AGENDA

AGENDA TOWNE MINUTES OF JANUARY 21, 2019

The first section of the meeting is an opportunity for membership to address issues of concern about policy, administrative matters or share ideas about how we can improve our schools. We value your input and respect your time. Only ask that you limit your remarks to time limits committee and refrain from airing grievances with other members of the school community. Thank you.

ADMINISTRATION
Attendance
Date

MEMBERS

NON SALARY ORDERS

Informational Meeting

PLEASE TO COME BEFORE THE MEETING


Hours in advance of meeting at jamoillesouthsu.org
If needed, hold executive session in accordance

OR FRACTION OF THE MONTH, APPLIED IMMEDIATELY

Office Hours: 8:00 - 4:30 p.m.
TAX DAY 8:00 A.M. - 5:00 p.m.
Postmark your payment & mail to:
Town of Stowe
P.O. Box 730
Stowe, VT 05672
Or Online at
www.townofstowevt.org

Call the
Town Clerk /Treasurer's
Office at 253-6133
If you do not know the
amount due.


NO PAYMENTS
WILL BE
ACCEPTED
FROM THE
DROP BOX
AFTER 5:00P.M.



STOWE RECREATION COMMISSION MEETING WEDNESDAY, FEBRUARY 6, 2019, AT 5 PM STOWE ARENA COMMUNITY ROOM AGENDA

5:00 p.m.	1	Call to Order
	2	Approve the Agenda
	3	Consent Items
		A. 11.7 minutes
5:10 p.m.	4	Day camp/after school program late pick up fees procedure
5:20 p.m.	5	Spring/Summer proposed programs
5:35 p.m.	6	Mayo Event Field maintenance/management update
5:55 p.m.	7	Other Business
		Alumni Plaques/FOJ donation

Meeting times are approx. & subject to change.



DEVELOPMENT REVIEW BOARD TOWN OF STOWE – MEETING WARNING FEBRUARY 19, 2019

All residents of the Town of Stowe are hereby notified that the following applications will be heard by Stowe Development Review Board in the Akeley Memorial Building (67 Main Street) starting at 5:00 p.m.

Project #:	5949
Owner:	Castine Mountain Road LLC
Tax Parcel #:	11-103.000
Location:	4527 Mountain Rd
Project:	Construct a Single-family Dwelling and Attached Garage
Zoning:	UMR/FHD
Project #:	5947
Owner:	Sheppard Brogna Gardner Stowe LLC
Tax Parcel #:	06-042.010
Location:	0 Butternut Ln
Project:	Conditional Use Review to Construct Two 2-family Dwelling Units and Two Single-family Dwelling Units
Zoning:	UMR
Project #:	5925
Owner:	Mill Pond Development LLC
Tax Parcel #:	07-263.000
Location:	0 South Main St
Project:	Preliminary Subdivision/PUD Review for a 11-Lot Subdivision
Zoning:	LCV/RR1/SHOD
Project #:	5950
Owner:	Castlestone Mansfield Inn LLC
Tax Parcel #:	07-116.000
Location:	1007 Mountain Rd
Project:	Amendments to Previously Approved Site Plan- Minor Changes to Landscaping and Clearing
Zoning:	HT/RR3

DRB hearings are open to the public. Additional information may be obtained at the Stowe Town Office. Pursuant to 24 VSA §§4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal. If you cannot attend the hearing, comments may be made in writing prior to the meeting and mailed to: Zoning Director, PO Box 730, Stowe, VT 05672 or by email at smcshane@stowevt.org

round. Shawn Kerivan started driving the Mountain Road Shuttle last year after selling the Auberg Stowe, and thinks year-round service would be beneficial to his town. He called the bus "one of the services that we have in this community."

"People keep coming on the bus and pulling out their wallets, they're astonished when I tell them it's free," Kerivan said. His sons took the bus to work on weekends.

"When we owned the Auberg, we constantly told guests that the best thing to do was go up on your skis and enjoy your day. Have a beer or two and not have to worry about driving and jumping on the bus and it'll drop off at the front door," Kerivan said.

There's a "significant number of people who live and work up here who don't have transportation. They just don't. The No. 1 reason I get from the locals, especially when the bus starts to run, is I wish this was year-round. I wish we had this bus service in Stowe year-round." There's a community that ridership here," Kerivan said.

Heidi Scheuermann, Stowe representative in the Vermont House of Representatives, was relieved to learn shuttle service was guaranteed for next year.

"The longer-term challenge is ensuring we have the service who provides that service is something we can now work on, and I'm confident we'll be able to put something together," Scheuermann said. "As far as immediate steps, I think we're going to watch right now the budgets are developed."

"We are really determined to understand better the financial situation of GMT in terms of this and the other routes, and see what they are, and then if GMT does want to provide the service, we will go elsewhere," she said.

The Stowe Reporter wants your news! Send press releases, sports and business news to news@stowereporter.com by Monday at 5 p.m. the week of publication. Photos welcome; please send the largest file size possible. Questions? Call 802-253-2101.



Sarah McShane, Zoning Administrator
Town of Stowe
Post Office Box 730
Stowe, VT 05672

January 18, 2019

RE: Minor Amendment to Site Plan for Mountain Road Resort. Landscaping Improvements. 1007 Mountain Road. Owner: Castlestone Mansfield Inn LLC.

Dear Sarah,

Please see enclosed a Town of Stowe development application, engineering site plan, landscaping plan, landscaping details, & a fee check made payable to Town of Stowe for \$240.00 to cover the DRB base fee (includes permit recording fee).

Castlestone Mansfield Inn LLC, owner of the existing previously approved Mountain Road Resort at 1007 Mountain Road, is applying to make a minor amendment to their existing previously approved site plan.

As discussed in our recent meeting on this matter, the site plan of record for the project, although somewhat limited in exact detail, depicts tree cover in certain locations on the property. The proposed plan involves re-routing of an on-site drainage water course and this work will require tree cutting and re-vegetation on the south and western sides of the existing resort buildings.

The existing water course to be re-routed is a man-made drainage that was approved by Act 250 and Town of Stowe in conjunction with construction of second resort building on the site. Due to the fact this is a man-made drainage among other factors, it has been determined by the State of VT ANR streams personnel as a non-jurisdictional water course, so no state permit is required to change its location. ANR is in support of this project because the proposed relocation will result in improved downstream water quality. Due to the fact the State has determined this is not a jurisdictional stream, and no "blue line stream" shows on the Stowe zoning map, review of this project is focused on the resulting landscaping improvements proposed.

The proposed landscaping improvements include native deciduous trees such as red and sugar maple along with a combination of native deciduous shrubs. As many existing mature trees at the rear of the buildings will be preserved as possible. The majority of the rear of the site will remain wooded and it is the applicant's position that this project will result in an aesthetic improvement on the property for the enjoyment of the guests, while maintaining or improving existing screening to off-site locations. Please see the enclosed landscaping plan and landscaping details for further information.

Thank you for your time in considering this matter. Please schedule this project for review with the DRB at the earliest possible meeting night available in February. Our firm will be responsible for neighbor notification, so please include our office in any correspondence involved with the application process.





Respectfully,

Chris Austin
Permit Coordinator
Grenier Engineering, PC

Enclosures

CC: Castlestone Mansfield Inn LLC

	Development Application Town of Stowe Zoning Department PO Box 216 Stowe VT 05672 Voice (802) 253-6141		Project # (To be assigned) <u>5950</u>
			Date Received: <u>1-18-19</u>
	This form serves as an application for all requested zoning and subdivision reviews.		
	Owner Information		
Property Owner	Castlestone Mansfield Inn LLC c/o Patrick McGrath		
Mailing Street Address City, State and Zip	Aristone Capital 54 W 21 st St. Ste 709 New York, NY 10010		
Phone Number	Day: _____ Other phone or email: _____		
Applicant/Contact Information (Relationship to Owner) <input type="checkbox"/> Owner (If so, skip to site information) <input type="checkbox"/> Lessee <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Designer <input type="checkbox"/> Agent for Owner <input type="checkbox"/> Under purchase contract All information and correspondence is sent to applicant/contact.			
Contact Name	John D. Grenier, PE		
Company (if any)	Grenier Engineering, PC		
Mailing Street Address City, State and Zip	Post Office Box 445 Waterbury, VT 05676		
Phone Number	802-244-6413 Other/Email: john@grenierengineering.com		
Site Information			
Physical Address	1007 Mountain Road		
Business (if any)	Mountain Road Resort		
Tax Map ID	07-116.000		
Please briefly describe the project or request below:			
To amend the existing site plan for the Mountain Road Resort to reflect a minor amount of tree clearing at the rear of the existing resort buildings for the purpose of relocating an existing non-jurisdictional watercourse that currently goes between the buildings. The area to be cleared will be landscaped in accordance with the enclosed site plan and details. The purpose of this project is to improve aesthetics and water quality. Screening to neighboring properties will remain and no alteration to the view from Mountain Road frontage will result.			
For All Approvals: The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications, and other associated documentation and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf. Additional permits may be needed from the State of Vermont and/or the Town of Stowe for development.			
Indicate if: <input checked="" type="checkbox"/> Property Owner OR <input type="checkbox"/> Agent for Owner		Signature:  Patrick McGrath for Castlestone Mansfield Inn LLC Date: _____	