



Town of Stowe- Historic Preservation Commission

Meeting Minutes – January 17, 2024

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday January 17, 2024, at approximately 5:00 pm.

Participation was in person at the Akeley Memorial Building, online or telephone via Zoom.

Members Present: McKee MacDonald, George Bambara, Sam Scofield, Barbara Baraw, Shap Smith, Jennifer Guazzoni, Cindy McKechnie (alternate), and Chris Carey (alternate)

Staff Present: Ryan Morrison, Sarah McShane

The meeting was called to order by McKee MacDonald (chair) at 5:00pm.

Project #: [7307](#)
Owner: 539 Moscow Road LLC
Tax Parcel #: 03-030.000
Location: 539 Moscow Rd
Project: Replace rear window with a hood fan
Zoning: MC

Ethan Carlson was in attendance and presented the application. G. Bambara asked if the hood fan above the rear staircase was high enough to avoid staircase users. E. Carlson confirmed that the separation meets applicable building codes. C. Carey motioned, seconded by S. Scofield, to recommend approval of the project as presented. The motion passed unanimously. The application is considered a minor.

Project #: [7302](#)
Owner: Ryan Lamberg & Anne Krumme
Tax Parcel #: 7A-138.000
Location: 78 Highland Ave
Project: Modifications to window and deck sizes
Zoning: VR20/SHOD

The applicant was not in attendance and the review did not take place.

Project #: [Informal Review](#)
Owner: Union Bank
Tax Parcel #: 7A-151.000
Location: 47 Park Street
Project: Informal review to demolish two buildings and construct new mixed-use building
Zoning: VR10/SHOD

Tyler Mumley and Graham Mink were in attendance and presented a proposal that would see the removal of two existing buildings and the construction of a 3-story mixed use building. This is an informal review. Uses within the building would consist of a couple-thousand square foot Union Bank and a mix of retail and restaurant uses on the first floor, and housing for 55+ yr olds in the 2nd and 3rd floors. The site will have a drive-thru bank window, and below ground parking. S. Scofield noted that

the building's height appears to be a concern and would likely overwhelm neighboring buildings. He recommended the use of dormers to still achieve a 3rd floor but make it appear shorter. M. MacDonald suggested that the exterior walls could be broken up with the inclusion of balconies and different building materials. T. Mumley suggested that they may seek waivers for setbacks, building coverage and potentially height. The HPC also noted that street-side deliveries are becoming a problem in the area and that the applicant take that into consideration. Lastly, the HPC urged the applicant to be sure of all mechanical units that will be required and incorporate them into the building design in the first stage.

Project #: [Informal Review](#)
Owner: Nicholas and Kim Donahue, Jameson Partners LLC, 926 Pitt Street LLC, 928 Pitt Street LLC
Tax Parcel #: 07-034.000
Location: 782 Mountain Road
Project: Construct a new, 38-unit retirement housing building
Zoning: HT

Aaron Stewart, Greg Rabideau, and Nick Donahue were in attendance and presented the proposal. This is an informal review. The proposal consists of a 2-3 story, 38-unit residential building, primarily for retirement age tenants. Included is underground and at-grade parking. Exterior materials will consist of cedar shingles, fiberglass window frames, metal panel siding, board and batten siding, and small portions of corrugated metal siding to be consistent with the recently approved town house project also on the property. The roof is primarily flat with some shed roof sections. Mechanical units are expected to be installed on the roof as well. The tallest height will be 27' 11", as measured to the top of the elevator tower. The HPC asked if the new structure would be visible from the bike path. G. Rabideau responded that it wouldn't be due to the +/-80 ft of vegetation/forest between it and the new building. The Applicants stated that they anticipate submitting a formal application in time for the next HPC meeting.

Other Business:

- Review application for Designated Downtown Renewal

Sarah McShane presented the Designated Downtown Municipal Reinvestment Agreement which McKee MacDonald signed on behalf of the HPC.

- Review draft HPC report for Annual Town Meeting Day Report

Sarah McShane presented the draft HPC for the Annual Town Meeting Day Report to members of the HPC for their review. Comments and

Review Meeting Minutes:

No changes or edits were made to the prior meeting minutes. The meeting adjourned.

Respectfully submitted,
Ryan Morrison, Deputy Zoning Administrator