



Town of Stowe- Historic Preservation Commission

Meeting Minutes – March 20, 2024

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday March 20, 2024, at approximately 5:15 pm.

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

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

Staff Present: Ryan Morrison

The meeting was called to order by McKee MacDonald (chair) at 5:15pm.

Project #:	7335
Owner:	Barbara L Bright
Tax Parcel #:	7A-013.011.
Location:	38 Palisades St
Project:	Remove current deck and trellis and replace with a new one-story enclosed space, new roof, in historic district
Zoning:	VC10/SHOD

Rick Morris was in attendance and presented the application. The proposal is to remove an existing deck and replace it with an addition to the home. The deck and proposed addition lies within a waterline easement, so the Applicant proposes to not construct a foundation for the addition. The addition will be cantilevered in a way, and skirting will be installed to prevent animals from getting underneath. The plans include transom windows on three sides. The HPC recommended the use of double-hung windows on all facades of the addition instead of transom windows, to match the size and appearance of those existing on the second floor. The HPC recommended to the Applicant that he return with revised plans and cut sheets for the installation of double-hung windows.

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:	728 Mountain Road
Project:	Construct a new 48-unit retirement housing building
Zoning:	HT

Aaron Stewart and Greg Rabideau were in attendance and presented the proposal. The proposal was already reviewed by the HPC at the January 17, 2024 meeting, as an informal review, where the Commission provided a positive stance on the proposed project, which is to construct a new 38-unit, two-story (with ground level parking) retirement housing building. The Applicants now propose to make the structure a three-story structure, with up to 48-units. The design, materials and appearance will remain the same as originally proposed at the January 17th meeting. To get an additional floor on the project, a height waiver will be required since the HT zoning district has a height limit of twenty-eight (28') feet. The structure will have a height of 29'3". The Applicants explained how the proposal meets the requirements for such a height waiver, and acknowledged that they will return with a formal application to obtain a recommendation from the HPC prior to future review with the Development Review Board. The HPC responded favorably toward the proposal, including the height waiver.

Other Business:

Stowehof Inn Demolition – Act 250 processing and SHPC recommendation.

Scott Newman was in attendance to present the plans to demolish the existing Stowehof Inn. The demolition project is currently under review with the State Act 250 office, and as part of that review, they require that the Applicant obtain a recommendation from the local historic preservation board. The structure is not on the State historic register but was constructed in 1949 and underwent several modifications over time – so many modifications that the original structure has essentially been ‘swallowed’ by additions. Mr. Newman explained the deficiencies of the structure, and why demolition is warranted instead of repairs or reconstruction. The Applicant forwarded the Act 250 submittal, which includes photographs and narratives addressing the state of the building, potential remedial action, and more importantly, reasons why demolition is preferred over rehabilitation. Excessive mold exists in the basement, overall, the structure is failing and a safety concern, ADA accessibility is almost nonexistent, just to name a few issues.

M. MacDonald stated that even though the structure is not on a historic register, and thus not eligible for future HPC review, he would like there to be a way for any future redevelopment of the site to be subject to the Design Standards as reviewed by the Commission. The plan is to demolish the structure, as well as a few outbuildings, and restore the property to a natural state of grass and trees. However, there’s no telling if, in the future, a new plan will come forward to develop the property. If that were to happen, under current regulations, the HPC would not be eligible to review redevelopment plans because the Stowehof Inn is not registered as historic with the State, nor is the property within the Stowe Historic Overlay District. Mr. Newman stated that any future development would be subject to Act 250 review, which includes reaching out to the Town of Stowe for comment. S. Smith commented that based on the presentation and the state of the building, the HPC would most likely recommend support in demolishing the building because it is not salvageable.

Review Meeting Minutes:

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

Respectfully submitted,
Ryan Morrison, Deputy Zoning Administrator