



**Town of Stowe- Historic Preservation Commission**

**Meeting Minutes – September 4, 2024**

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday September 4, 2024, at approximately 5:15 pm.

Participation was online via Zoom.

**Members Present:** McKee MacDonald, Sam Scofield, Shap Smith, Barbara Baraw, George Bambara, Jennifer Guazzoni, Tyson Bry, and Chris Carey (alternate).

**Staff Present:** Ryan Morrison

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

Project #: 7466

Owner: Steven McNulty Katherine Berseth

Tax Parcel #: 03-059.000

Location: 147 Adams Mill Rd

Project: Barn restoration

Zoning: RR2

Steven McNulty presented the project. The project involves improving the existing barn with new windows, doors, siding, and roofing. The existing windows are vinyl and replacement windows will be cedar windows. The metal roofing will be replaced with metal roofing. Replacement siding will be either 1"x8" or 1"x10" pine or similar rough-cut wood. Window sashes will be wood. Mr. McNulty confirmed that the project involves no installation of exterior light fixtures or new mechanical units. The gable ends will be extended approximately 7" beyond existing. The applicant notes that since access into the barn via the sliding doors are above grade, ramps will be used to bring in mowers and other equipment. S. Scofield motioned to approve the project as presented, and T. Bry seconded. The motion carried. The project was approved as a minor.

Project #: 7463

Owner: Hiram H Brownell & Lise C Johnson

Tax Parcel #: 03-064.030

Location: 271 Adams Mill Rd

Project: Amend Project 7026 to reduce porch size

Zoning: MC

Sam Scofield recused himself from this review and presented the application as applicant. The project reduces the overall size of the porch approved under Project #7026. The porch will be widened slightly, just over 2 additional feet. It will continue to be roofed, as originally approved under Project #7026. B. Baraw motioned to approve the project as presented, and G. Bambara seconded. The motion carried. The project was approved as a minor.

Project #: 7441

Owner: Chalet Life Investments LLC

Tax Parcel #: 7A-026.000

Location: 51 South Main St

Project: 498 Sq ft pre-fabricated structure for office space

Zoning: VC10/SHOD

Graham Kramer presented the project. This project was first heard at the August 7<sup>th</sup> HPC meeting, where the HPC was not satisfied with the overall appearance of the proposed structure. The Applicant returned with revised plans for a detached office structure that will locate in the rear yard of the property. Mr. Kramer stated that the revised building will have pine siding, a black metal roof with eaves, and an incinerating toilet. Heating for the structure will be with a heat pump and the exterior mechanical unit will locate at the rear of the building, not visible from Main Street. S. Scofield asked why not just build an addition to the existing building instead of a detached structure. Mr. Kramer replied that given the age of the building, and that it isn't square, constructing an addition would prove to be difficult. It will be a clearer, easier job to build the detached structure. Mr. Kramer continued that there will be 2 parking spaces between the buildings, and that he is working to procure an easement to gain that access. Given a proposed incinerating toilet, the septic as shown on the site plan won't be needed, and parking will locate there. T. Bry asked why not tie into the septic line that is approximately 18 inches from the structure. Mr. Kramer responded that he would like to, and he will talk with the Public Works Department. A question of how grey water will be taken care of was raised. Mr. Kramer responded that someone will come to the property to drain the grey water holding tank every few days. J. Guazzoni noted that traffic along Main Street is already busy and additional traffic for a water truck add to traffic impacts. M. McKee asked why a full bathroom for just office space? Will it be used as an Airbnb use in the future. Mr. Kramer responded that perhaps one day he would like to utilize the structure as that, but for now it is proposed as office space. The HPC noted that if it were to be used for a dwelling or Airbnb, negative impacts could include noise, brightness from large windows and likely fire pit outside. The HPC recommended that the applicant withdraw the application and consider changes to the project, or submit revised plans that include a site plan that shows landscaping, parking, mechanical units, etc. The Applicant may return in the future.

Project #: 7458

Owner: Union Bank

Tax Parcel #: 7A-151.000

Location: 47 Park St

Project: Demolition of buildings and proposed mixed use development to include commercial and residential space

Zoning:VC10/SHOD

C. Carey recused himself. Tyler Mumley, Chris Carey and Graham Mink were in attendance to present the application. The proposal is to demolish two buildings and construct a mixed-use building that will house Union Bank, commercial space and residential space. The building will consist of three floors, with a proposed height of 35 ft. The application will include a waiver request to the required height and setback requirements. The rooftops are designed to act as screens for rooftop mechanical units. If there's an elevator shaft on the roof, it should be able to be hidden by a rooftop parapet. Staff noted that the building height will be measured from the average elevation of the proposed finished grade, and the plans indicate that the building will have a height of 36 ft, 1 foot above the limitation. The plans take the height calculation from the finished first floor of the building, which staff stated is the incorrect way to draw the height measurement from. The Applicant indicated that the project will be done in two phases, first with the demolition and reconstruction of 73 Pond Street where Union Bank will relocate. Once the bank has located within the new structure, the second phase will commence which will see the rest of the development built. The bank will have bump-out vestibule as opposed to an internal vestibule. This will house an atm machine. A second atm machine will be located in the drive-thru/site exit. The Applicant will return with revised plans and additional information that includes: full landscaping, more

details for the pedestrian ramp, all mechanical unit information, light fixtures shown on the elevation plans, and more. The Applicant intends to return soon.

Project #: 7471

Owner: Evergreen Stowe LLC

Tax Parcel #: 7A-184.000

Location: 122 Sunset St

Project: Build retaining wall to prevent water intrusion and mitigate ongoing land erosion (front yard)

Zoning: VR20/VR40/SHOD

Garry Menk presented the application. The project involves constructing a retaining wall along the west property line in the front yard. The wall will generally consist of 4' long, 2' tall and 2' wide granite slabs. The wall will be 100 ft long, with a height variation of a few inches above the grade near the street up to 7 ft tall at the rear end. The purpose is to import fill for the front yard which will also aid with stormwater control and erosion of the current dirt in the area. The Applicant stated that the plans were not prepared by an engineer, however he has done his research and came up with it. Staff noted that the application will be forwarded to Public Works for their review before being issued. T. Bryson motioned to approve the project as presented, and S. Scofield seconded. The motion carried. The project was approved as a minor.

Project #: 7472

Owner: Evergreen Stowe LLC

Tax Parcel #: 7A-184.000

Location: 122 Sunset St

Project: Build retaining wall to prevent water intrusion and mitigate ongoing land erosion (rear yard)

Zoning: VR20/VR40/SHOD

Garry Menk presented the application. The project involves constructing a retaining wall in the back yard of the property to aid in stormwater control and preventing the basement from flooding. The material will be the same as material noted in Project #7471 above. The wall will be 90 ft long with a height of 4-5 ft. Perforated piping will be installed as well to aid in water diversion from the house. A small wall will be constructed above and will provide a sitting area, accessed by a set of steps. G. Bambara asked if this project, in addition to Project #7471, will impact neighboring properties. Mr. Genk responded that the project will not create any additional stormwater impacts in comparison to what exists today. Likely, the project will improve overall impacts. J. Guazzoni motioned to approve the project as presented, and T. Bry seconded. The motion carried. The project was approved as a minor.

**Other Business:** None

**Review Meeting Minutes:**

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

The meeting adjourned.

Respectfully submitted,  
Ryan Morrison, Deputy Zoning Administrator