



**Town of Stowe- Historic Preservation Commission**

**Meeting Minutes – October 2, 2024**

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday October 2, 2024, at approximately 5:15 pm.

Participation was online via Zoom.

**Members Present:** Sam Scofield, Shap Smith, Barbara Baraw, George Bambara, Tyson Bry, Cindy McKechnie (alternate) and Chris Carey (alternate).

**Staff Present:** Ryan Morrison

The meeting was called to order by Sam Scofield (vice chair) at 5:15pm.

**Project #: 7474**

**Owner: The Point Properties LLC**

**Tax Parcel #: 10-204.000**

**Location: 11 Stagecoach Rd**

**Project: Replace front covered entry with a covered entry that is more in keeping with historic character of the building**

**Zoning: RR2/FHD**

Mark Brooks presented the project. The project involves replacing the existing entry with a more historic looking entry. The covered entry will occupy the same footprint as the existing entry. While the top of the deck and steps will be of a composite material, the columns and roof will be wood. A metal handrailing will also be installed. The existing light fixture will remain as is. G. Bambara motioned to approve the project as presented, and S. Smith seconded. The motion carried. The project was approved as a minor.

**Project #: 7442**

**Owner: Lisa Hagerty**

**Tax Parcel #: 11-202.010**

**Location: 2850 Mountain Rd**

**Project: Renovation of residential barn**

**Zoning: UMR**

Alex Tolstoi presented the application. The application was heard by the HPC on August 7<sup>th</sup> and August 21<sup>st</sup>. At the last meeting, the HPC requested that the plans be revised to show window trims, exterior lights and screening for the exterior mechanical unit. Mr. Tolstoi presented plans showing 2” flat stock trim and 5/4” sill members. The screening for the mechanical unit will be metal fencing. C. Carey motioned to approve the project as presented, and B. Baraw seconded. The motion carried. The project was approved as a minor.

**Project #: 7481**

**Owner: Robert C Foregger**

**Tax Parcel #: 7A-190.100**

**Location: 24 Sunset St**

**Project: Amend 6549 - Exterior alterations to both single family dwelling and barn/adu**

**Zoning: VC10/SHOD**

Robert Foregger presented the project. The project amends Project #6549 which approved exterior alterations to the existing home and the reconstruction of the rear carriage barn. Changes proposed under this application include metal railings versus wooden railings on the main dwelling's front porch steps and the second level balcony. Changes to the carriage barn include a safety railing at the side entrance, additional exterior vents and an exterior heat pump unit, and not installing some of the window shutters as originally approved. T. Bry motioned to approve the project as presented, and C. McKechnie seconded. The motion carried. The project was approved as a minor.

**Project #: Informal Review**

**Owner: Maple Corner Investments LLC**

**Tax Parcel #: 7A-029.000**

**Location: 48 South Main St**

**Project: Demolish existing building and construct a 3-story mixed-use**

**Zoning: VC10/SHOD**

Andrew Volansky, Kelley Osgood and Peter Livaditis were in attendance to present the application. The proposal is to demolish the existing, non-contributing (per the National Register of Historic Places), building which contains a restaurant and construct a new, 3-story mixed-use building. The initial plan is for retail/mercantile at the main level, a restaurant at the second level, and two full time apartments at the upper level. The applicant will be seeking waivers to height and setback requirements. An engineer's assessment of the existing structure was provided which highlighted several deficiencies throughout. The assessment concludes that demolition, rather than restoration, is the most reasonable option given the amount of work/repairs necessary to simply restore the structure.

Rob Foregger was in attendance and stated that the building design is suitable for towns like Williston, but not the historic village of Stowe.

The Applicant was asked what sort of waivers they are seeking. Waivers sought include height and setback. A. Volansky stated that they meet the criteria for the height waiver in that the building will be mixed-use, it will have stepped back upper floors, and the residences will be for year-round tenants. When asked about the placement of exterior mechanical units, the Applicant responded that they are still working on that.

C. McKechnie stated that she did not like the design. While it may work in the outer reaches of town, the design is not a good match for the historic village. When asked what would help make the building fit in with other historic-looking buildings of the village, the Applicant responded that the building materials they will use will be materials that are commonly used on nearby village structures.

T. Bry stated that the 35' height will have a significant impact on the streetscape, and the design doesn't fit. He doesn't want a precedent set whereas approving this building would allow for the gradual change throughout the village of similar looking development. When asked, G. Bambara agreed with everyone's thoughts so far. S. Smith agreed and added that the proposed building is not suitable for the property and added that the amount of glass in the front is too much. B. Baraw agreed with everything so far, including the windows, and suggested that maybe the parking could be swapped to the other side of the building (east side). The Applicant responded that the parking should be where it is proposed due to the vehicular connector to the adjacent property to the rear, as well as the presence of utilities on the east side of the building.

In closing, the commission agreed that there is a strong possibility of a favorable recommendation to demolish the building. The Applicant said they will return in the future with a redesigned building.

**Project #: 7487**

**Owner: Christian and Andrea Carey**

**Tax Parcel #: 07-260.000**

**Location: 33 Sylvan Park Road**

**Project: Construct a 400 sf addition to the existing single-family dwelling**

**Zoning: LVC/SHOD**

Chris Carey presented the application. The project involves constructing a 20'x20' addition to his single-family dwelling. The addition will be slab on grade, with board & batten siding, asphalt shingle roofing, and additional wall sconce lighting. B. Baraw 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