



Town of Stowe- Historic Preservation Commission

Meeting Minutes – October 16, 2024

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday October 16, 2024, at approximately 5:15 pm.

Participation was online via Zoom.

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

Staff Present: Ryan Morrison

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

Project #: 7443

Owner: Red Carriage House LLC

Tax Parcel #: 7A-048.000

Location: 112 Main Street #4

Project: Amend Project 7394 to change railing system

Zoning: VC10/SHOD

Corey Mears presented the project. The project involves replacing a porch railing that was installed in contrast to the railing type approved under Project #7394. Mr. Mears presented two railing options. The first option being wooden railings with straight balusters to match existing railing further down the porch in front of Smuggler’s Notch Distillery. The second option being solid black metal railings. G. Bambara motioned to approve the wooden railings with straight balusters as presented, and S. Smith seconded. The motion carried. The project was approved as a minor.

Project #: Informal Review

Owner: School Street Alibi LLC

Tax Parcel #: 7A-176.000

Location: 147 School Street

Project: Exterior alterations to existing single-family dwelling

Zoning: VR20/SHOD

Sam Scofield recused himself from this review to present the project. The project will entail demolishing the attached garage structure and rebuilding with an addition to the single-family dwelling. The new addition will shift closer to School Street and will be around the same size as the existing garage, with an additional twelve (12’) ft addition at the rear. Mr. Scofield explained the deficiencies of the existing structure and the reasoning why it is not salvageable. He is still waiting on a complete site plan to move toward a full application submittal and official review. The exterior will maintain as much of the existing appearance but will be a few feet taller and pushed forward closer to the street as noted above. This was an informal review, so no official action was taken.

Project #: 7458

Owner: Union Bank

Tax Parcel #: 7A-151.000

Location: 47 Park Street

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. This is a follow-up from the September 4, 2024 HPC meeting. C. Carey presented the building alterations from the previous plans – which included the reduction of a lot of glass (windows) at the ground floor level, but retaining the glass-fronts for the commercial spaces. Additionally, the clock tower originally proposed, and the bumped-out entrances to Union Bank, have been removed from the project. On the north elevation there will be French balconies where the doors open but no one can walk out onto. On the west elevation facing the parking lot there will be balconies (approx. 6' deep) that can be utilized by persons. Along the Park Street side retaining walls will be installed separating the project from the sidewalk, with steps off the sidewalk to access the development. The ground level doors along Park Street will be approximately 2.5 feet above the sidewalk elevation as a result of the fill brought in to raise the building footprint. G. Mink replied when asked that snow will be physically removed from the property since there will be no onsite storage areas. The sidewalks are in the public ROW and will be maintained by the Town. T. Mumley explained the setback waiver requests, which are to accommodate overhangs into the required setbacks along both Park Street and Pond Street. Additionally, an entrance on the Pond Street side will encroach into the setback and a waiver will be needed. J. Guazzoni recommended that the upper story windows have muntin patterns as follows: 2/1 for skinnier windows and 4/1 or 4/2 for wider windows. T. Bry made the motion to recommend approval of the application with the applicant to return with revised drawings that show revised muntin patterns as recommended by J. Guazzoni. S. Smith seconded the motion. The project is a major project and will move forward to the DRB.

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