



Development Application
Town of Stowe Planning & Zoning Department
PO Box 730
Stowe, VT 05672
Telephone: (802) 253-6141
This form serves as an application for all requested zoning and subdivision reviews.

Project # (To be assigned)
Date Received:

Property Owner Information

Property Owner	David & Lee Bryan
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Mailing Street Address City, State and Zip	810 Wake Robin Drive, Shelburne, VT 05482
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Telephone Number 802-363-7323	Email drbryan43@gmail.com
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Applicant Information (Relationship to Owner)
 Owner (If so, skip to property information) Lessee Contractor
 Architect/Designer Agent for Owner Under purchase contract
All information and correspondence is sent to applicant/contact.

Applicant Name Company (if any)	
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Mailing Street Address City, State and Zip	
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Phone Number	Email
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Property Information & Location

Physical Address	475 Tansy Hill Rd, Stowe VT 05672
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Tax Map ID	10-064.000
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Existing Use Residential	Proposed Use Residential
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Please briefly describe the proposed project, intended use, and/or development request below:

Proposed subdivision of the existing lands owned by David & Lee Bryan at 475 Tansy Hill Road, including Lot 1 of 6.44 acres to include the existing dwelling, Lot 2 of 9.28 acres to remain vacant, and Lot 3 of 33.48 acres to remain vacant, with access from Tansy Hill Road via 20' wide driveway easements.

For All Approvals:
 The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications, and other associated documentation and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf. Additional permits may be needed from the State of Vermont and/or the Town of Stowe for development.

Indicate if: <input checked="" type="checkbox"/> Property Owner OR <input type="checkbox"/> Agent for Owner	Signature: Date: 11/25/24
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Additional application information is required on reverse side: →

Note: Local Zoning approval does not cover any required state approvals. Wastewater System and Potable Water Supply permits may be required for construction or modifications that change the wastewater flow. Other State permits may be required for certain uses. The applicant is advised to contact a DEC Permit Specialist to discuss the State permit requirements at 802-505-5367.

Construction Information

A site plan showing the proposed development is required if construction is involved.
The applicant is responsible for determining property lines and setbacks.

Please answer the questions below for all projects:

Will there be a new curb cut (driveway opening)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Will over 1/2 acre of land be graded or disturbed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will the development create an additional 1/2 acre of impervious surface?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be other changes resulting in increased sewer or water flows?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe sewage system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe water system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is any portion of the building rented out?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is an Act 250 permit or amendment required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Maximum Bldg. Height: N/A * Building Height is defined as the vertical distance measured from the average elevation of the proposed finished grade at the front or rear of the building to the highest point of the roof for flat and mansard roofs, and to the average height between eaves and ridge for other types of roofs. On sloping sites the height will be measured on the uphill side.

Please answer the questions below for all projects involving residential dwellings:

Existing Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:
New Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:

Please complete the fee calculation below for all applications:

Zoning Permit Fees - Single & Two-Family Dwellings (Permitted Uses)	Fee/Sq. Ft.	Fee Required
Enclosed building spaces per sq. ft (heated & unheated)	\$0.30	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	\$0.10	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$60.00	
Minimum application fee for Single & Two-Family Dwellings/Permitted Uses	\$60.00	
Fee:		\$
Zoning Permit Fees - Conditional Uses (Commercial & Multi-Family Uses)	Fee/Sq. Ft.	Fee Required
Enclosed building spaces per sq. ft (heated & unheated)	\$0.40	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	\$0.25	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$100	
Administrative amendment by Zoning Administrator	\$75.00	
Fee:		\$
Development Review & Public Hearing Fees	Fee/Sq. Ft.	Fee Required
Appeal of Action of Zoning Administrator	\$250.00	
Variance or Dimensional Waiver	\$250.00	
Conditional Use Review	\$250.00	
Ridgeline & Hillside Overlay District (RHOD) Review	\$250.00	
Design Review (Single-Family & Two-Family Dwelling)	\$60.00	
Design Review (All other uses except Single-Family & Two-Family Dwelling)	\$250.00	
Subdivision Review (includes PRD's & PUD's)		
Preliminary Layout Application (base fee)	\$250.00	
Preliminary Layout (fee per unit or lot if equal to and/or more than 5 lots/units)	\$275.00	
Final Plat Application (base fee)	\$250.00	\$250.00
Final Plat Application (additional fee per unit or lot if preliminary layout was not required)	\$150.00	\$450.00
Minimal Alteration reviewed by Zoning Administrator	\$100.00	
Other subdivision applications/amendments requiring DRB approval	\$250.00	
Fee:		\$
Signs	\$70.00	
Fee:		\$
Recording Fees /Stowe Land Records (set by state law)		

Additional Recording Fee for decision notice	\$15.00/page	\$ 15.00
Additional Recording Fee for permit	\$15.00/page	\$
Additional Recording Fee for Mylar	\$25.00/sheet	\$ 25.00
Total Application Fee Including Recording		\$ 740.00

Payments should be made to the Town of Stowe. Payment can be made by cash, check, or with a credit card (Mastercard, Visa or Discover) or online. Go to www.townofstovevt.org/townclerk/ and [click the link for online payments](#). Please note there is a 3% convenience fee for credit card payments.

Incomplete applications will be returned. A complete application must include a site plan, elevation drawings, and floorplans. See application checklists for additional guidance.

OFFICE USE ONLY

Date Received _____

Zoning District _____

Overlay District _____

Approved Date _____

Effective Date _____

Expiration Date _____

Denied Date _____

Reason _____

Permit Fee	\$
Recording Fee	\$
TOTAL FEE	\$

Check #

Cash

Referred _____

Hearing Date _____

Comments/Conditions

Zoning Administrator

Date

For assistance, please contact the Planning & Zoning Department of 253-6141 or by email at PandZ@stovevt.gov

The Town of Stowe welcomes all persons, regardless of race, color, religion, national origin, sex, gender identity or expression, family status, age, or ability, and wants everyone to feel safe and welcome in our community. As a town, we formally condemn discrimination in all its forms, commit to fair and equal treatment of everyone in our community, and will strive to ensure all of our actions, policies, and operating procedures reflect this commitment. The Town of Stowe has and will continue to be a place where individuals can live freely and express their opinion.



Civil Engineers • Land Use Planners

November 24th, 2024

Sarah McShane, Zoning Director and Administrator
Town of Stowe, Akeley Memorial Building
67 Main Street, Stowe, VT 05672

Subject: Proposed Residential Subdivision
David & Lee Bryan
475 Tansy Hill Road, Stowe, VT 05672

Project #24112

Dear Sarah,

Please find attached application and supporting materials for a proposed subdivision of an existing +/-49-acre parcel into proposed Lot 1 of 6.44 acres to include the existing dwelling, Lot 2 of 9.28 acres to remain vacant, and Lot 3 of 33.48 acres to remain vacant, with access from Tansy Hill Road via 20' wide driveway easements. This project is located at 475 Tansy Hill Road in the Rural Residential (RR-5) zoning district for review by the Development Review Board (DRB).

Included with this application and narrative are the following documents:

- Development Application & Narrative
- Site Plan, by Mumley Engineering

The project meets all zoning requirements, including setbacks, and the following RR3 Zoning items:

- Lot size requirements: minimum 5 acres
- Lot width requirements: minimum 300 ft
 - Lot 1: >500 FT, Lot 2: driveway easement, Lot 3: 300 FT
- Proposed new impervious area = none
- Proposed disturbed area = none

A small portion of the property is in the Ridgeline & Hillside Overlay District (RHOD) but there are no proposed buildings in this area, so it is not applicable for this application.

This application includes a proposed subdivision of lands, in accordance with Subdivision Regulations. Accordingly, the proposed project will **not** create any **undue adverse impacts** on:

- *Character of land for subdivision:*
 - The land is of such character that it can be used for the intended purposes without undue adverse impact on public health or safety, the environment, neighboring properties, or the rural and historic character of the community
- *Natural and Scenic Features:*
 - The project has been designed to prevent any undue adverse impacts on: brooks, streams, water bodies, ground water resources and wetlands; prime agricultural soils, farmland resources and scenic meadowland; important forest resources; aesthetic resources and scenic vistas, including views onto and arising from subject property.
 - There is no proposed development on new Lots 2 or 3 at this time.
 - There is an existing woods road that extends from Tansy Hill Road across the lower (east) portion of proposed Lot 1 and into proposed Lot 3 which is likely

to become a future driveway to access Lot 3

- This existing woods road parallels a “blue line stream” and crosses another; any future development would seek to improve this woods road without additional impact on the streams or their respective buffer
 - NOTE: as “blue line” streams, any proposed impacts would require a State Streams Alterations permit.
 - The property does not include any mapped Class 2 wetlands
 - There is no proposed tree clearing
 - Lots 1 and 2 include Prime Ag soils
 - Lot 1 is existing development; no further development is proposed
 - Lot 2 is to remain vacant; any proposed development such as a residential dwelling would seek to keep as much land available for agricultural purposes as possible.
 - Lot 3 includes some Prime soils but is currently forested. This lot is to remain vacant and any proposed development such as a residential dwelling would seek to keep as much land available for agricultural purposes as possible.
- *Protection of Significant Wildlife Habitat and Natural Communities:*
- Proposed Lot 3 contains a low-priority habitat block and mapped deer wintering areas. This lot is to remain vacant and any proposed development such as a residential dwelling would seek to minimize impacts on wildlife and deer wintering areas.
 - There are no mapped Rare Threatened and Endangered Species.
- *Historic Sites and Community Character:*
- As a proposed subdivision in a rural area, this project seeks to result in minimum undue adverse impact on the rural landscape as characterized by open fields, forested mountains and hillsides.
- *Reserved strips:* Not applicable.
- *Screening:*
- The project has been designed to provide visual screening of development and to otherwise soften and/or lessen the impact of development on natural features and scenic vistas.
- *Pedestrian Access:* Not applicable.
- *Traffic:*
- The site is accessed via Tansy Hill Road
 - A driveway permit will be required for the proposed easement to Lot 3.
- *Municipal Facilities:*
- Not applicable (on-site water supply and wastewater disposal).
- *Lot Configuration:*
- This subdivision proposes regular-shaped lots.
- *Building Zone:*
- Lot 1 contains the existing dwelling
 - Lot 2 and Lot 3 building areas are defined by the building setbacks, stream setbacks, and other applicable easements.

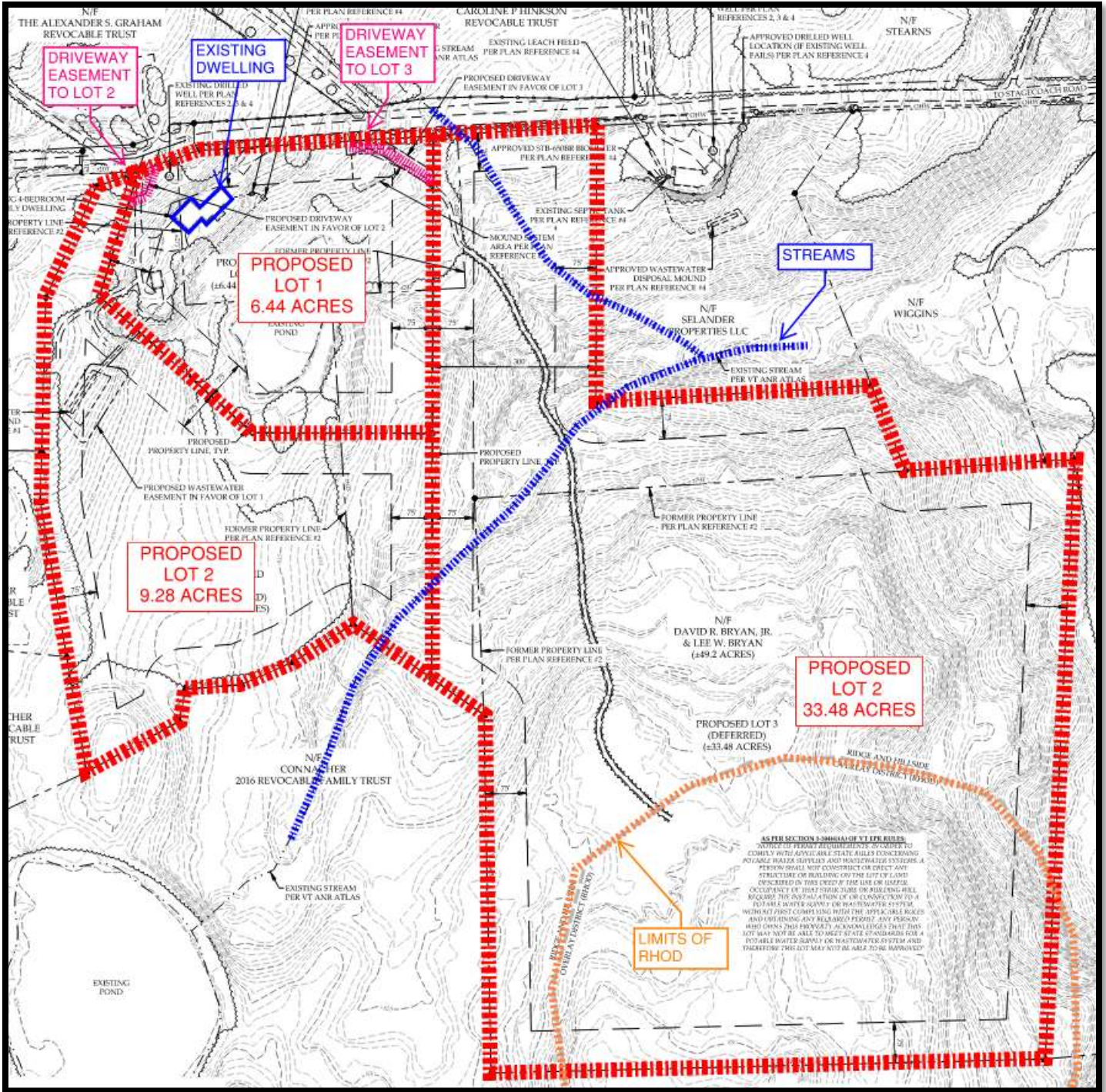
- *Fire Protection Facilities:*
 - o There is no proposed development.
- *Disclosure of Subsequent Development Plans:*
 - o There are no plans for future subdivision beyond the current project.
- *Private Enforcement Mechanisms:* Not applicable
- *Utilities and Stormwater Management:*
 - o Not applicable (no proposed development)

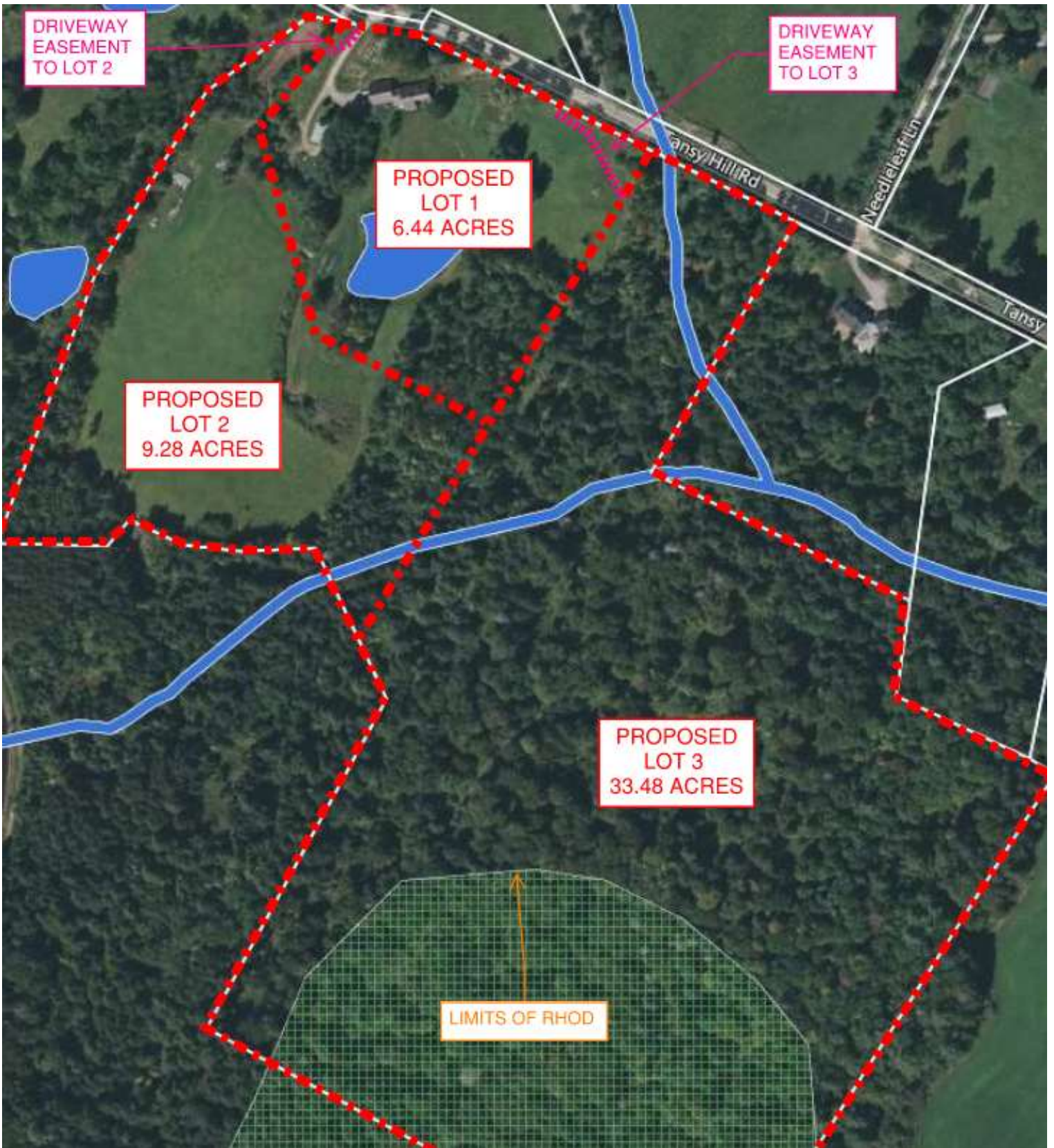
Please let us know if you have any questions or comments. Thank you for your time!

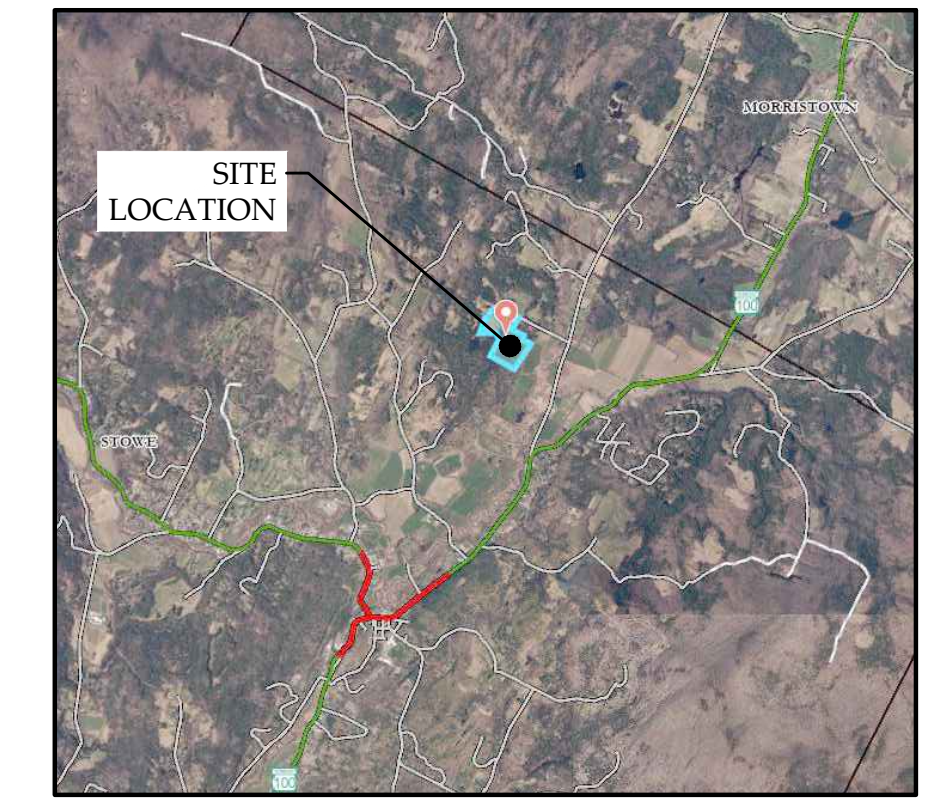
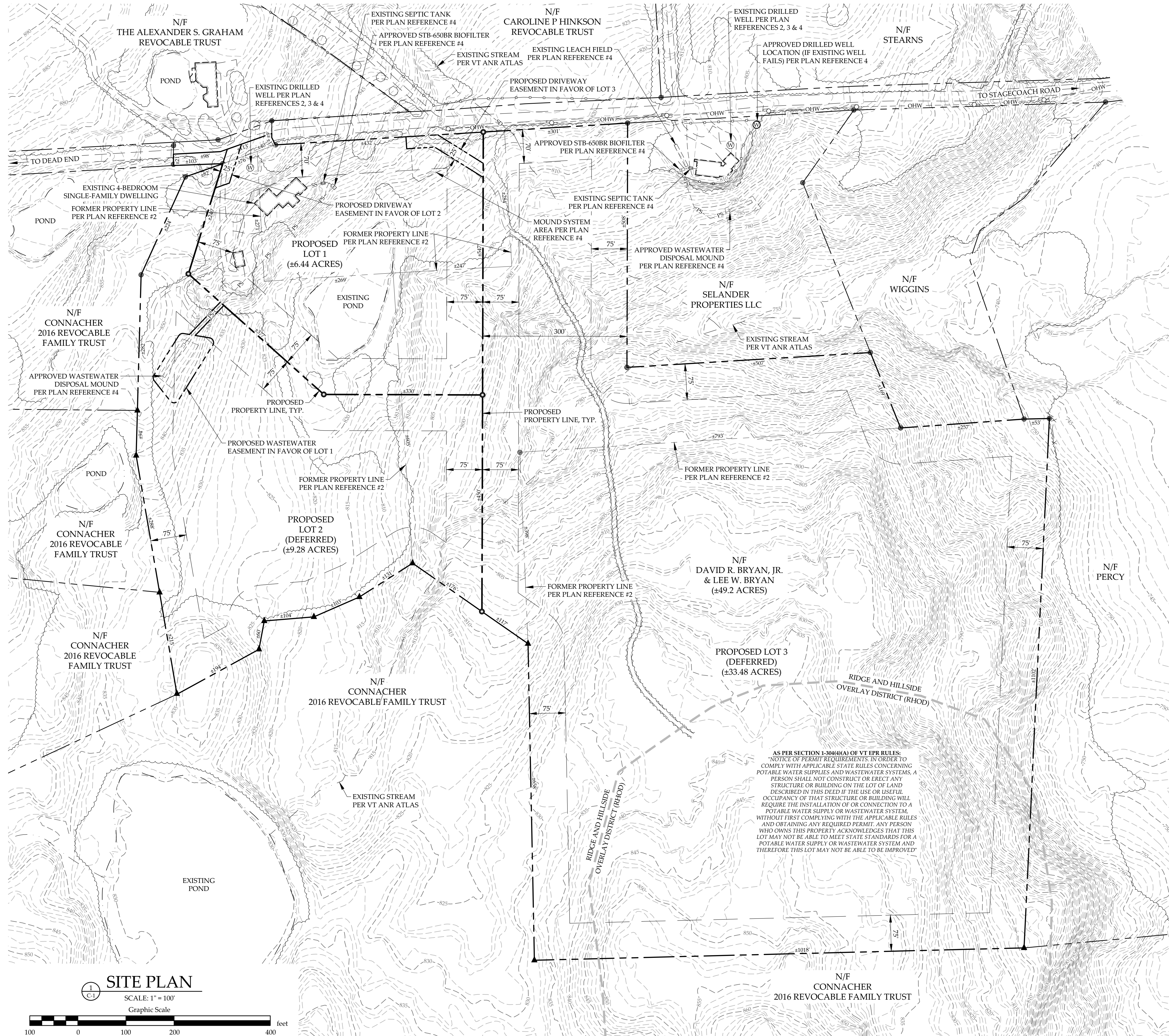
Sincerely,
Tyler Mumley, P.E.



Mumley Engineering, Inc.







SITE LOCATION MAP
NOT TO SCALE

PURPOSE OF PLAN:

PROPOSED 3-LOT SUBDIVISION OF AN EXISTING ±49.20-ACRE PARCEL. PROPOSED LOT 1 OF ±6.44 ACRES WILL CONSIST OF AN EXISTING 4-BEDROOM SINGLE FAMILY DWELLING AS APPROVED IN WW-5-3948. PROPOSED LOT 2 OF ±9.28 ACRES AND PROPOSED LOT 3 OF ±33.48 ACRES WILL BE SUBJECT TO PERMITTING REQUIREMENTS PER SECTION 1-304(4)(A) OF VERMONT ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES.

ZONING NOTES:

DISTRICT: RR5
MINIMUM LOT SIZE: 5 ACRES
MINIMUM LOT WIDTH: 300 FT
SETBACKS:
FRONT = 70 FT
REAR = 75 FT
SIDE = 75 FT

OWNER OF RECORD:

DAVID & LEE BRYAN
475 TANSY HILL RD
STOWE, VT 05672

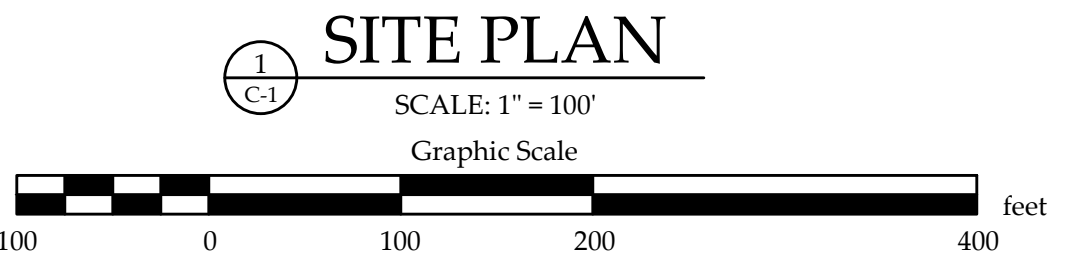
PLAN REFERENCES:

- 1) TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 09-04-24.
- 2) PARCEL & SITE INFORMATION PROVIDED ELECTRONICALLY & TAKEN FROM PLAN ENTITLED "TWO LOT SUBDIVISION FOR LEE W. AND DAVID R. BRYAN, JR., 475 TANSY HILL ROAD, T.H. #12, STOWE, LAMOILLE COUNTY, VERMONT", PREPARED BY LITTLE RIVER SURVEY COMPANY, L.L.C., DATED SEPT. 2006, JOB 06395.
- 3) PARCEL & SITE INFORMATION PROVIDED ELECTRONICALLY & TAKEN FROM PLAN ENTITLED "PROPERTY LINE ADJUSTMENT BETWEEN LEE W. AND DAVID R. BRYAN, JR. & THE MARY J. CONNACHER 2016 REVOCABLE FAMILY TRUST, 475 TANSY HILL ROAD, T.H. #12, STOWE, LAMOILLE COUNTY, VERMONT", PREPARED BY LITTLE RIVER SURVEY COMPANY, L.L.C., DATED AUG. 2018, JOB 14042.
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NOTES:

- 1) THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #1. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27 SECTION 1403 AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
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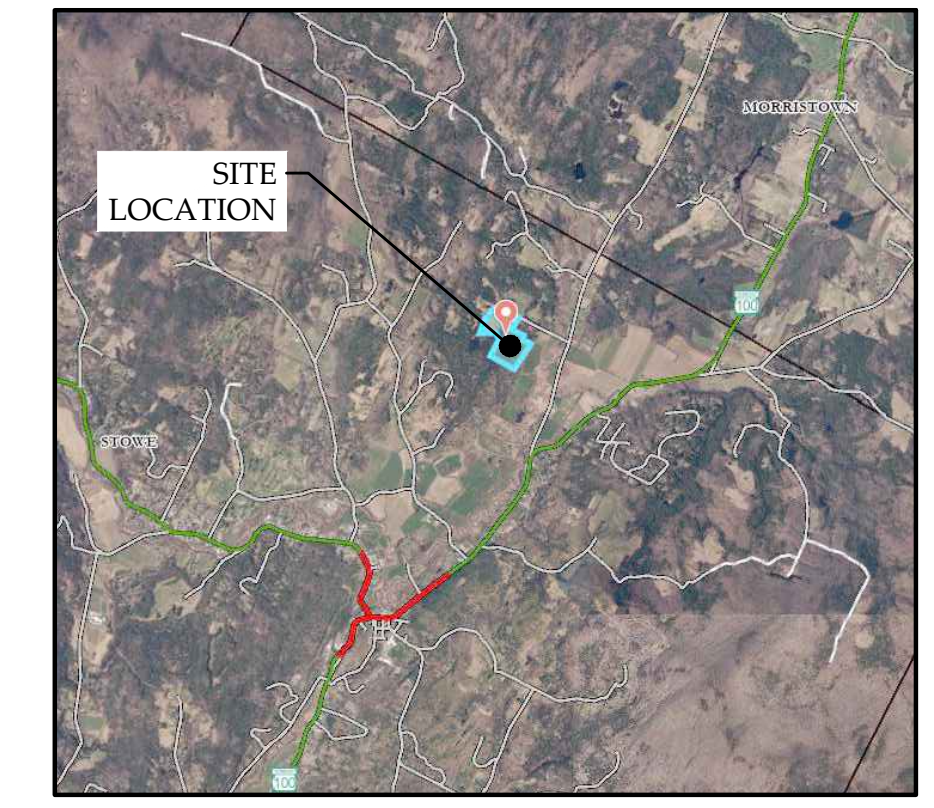
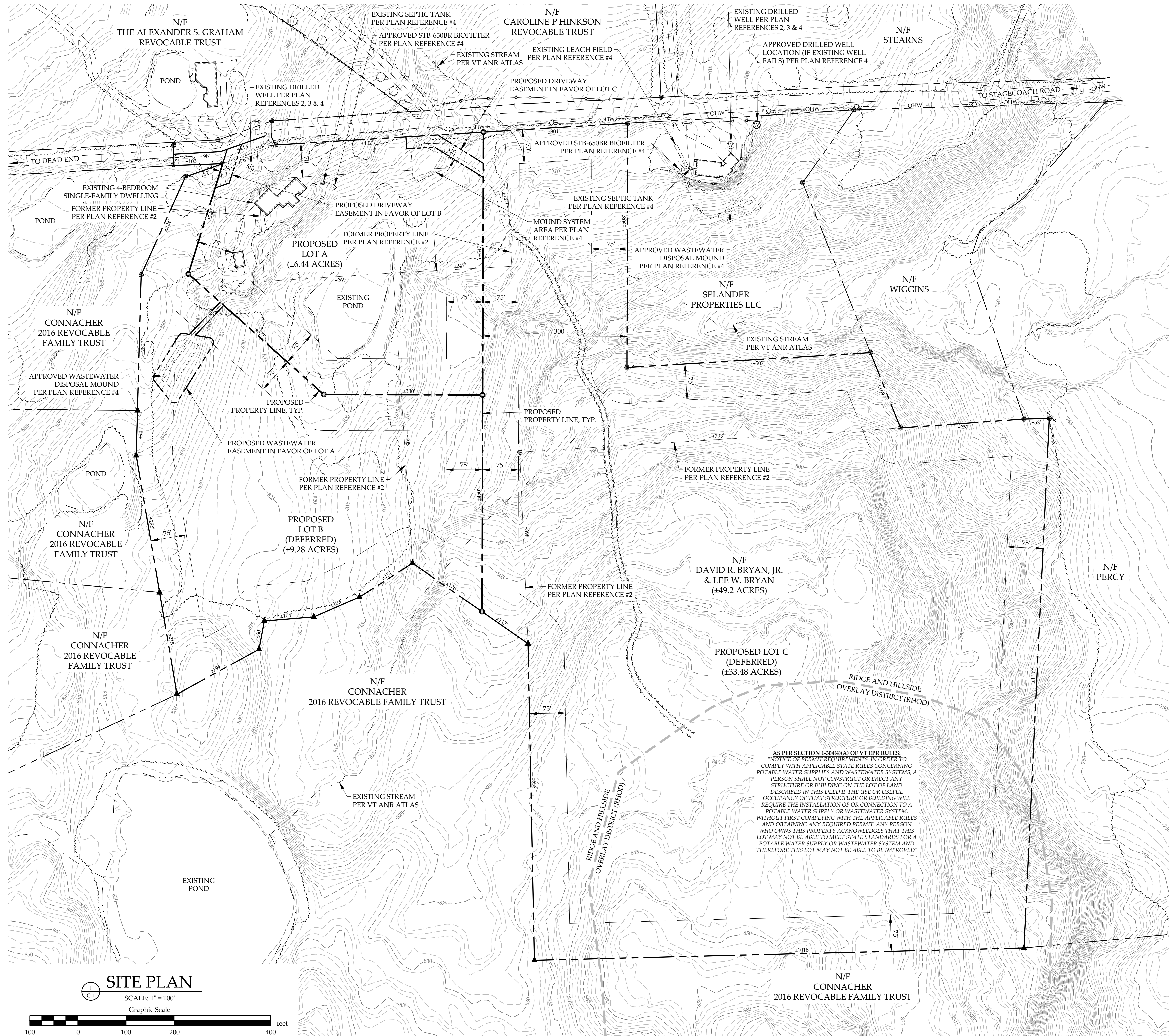
LEGEND	
N/F	NOW OR FORMERLY OWNED BY
●	IRON PIPE / REBAR FOUND
▲	CALCULATED POINT
○	EXISTING UTILITY POLE
⊙	EXISTING DRILLED WELL
⊕	PROPOSED DRILLED WELL
---	EXISTING PROPERTY LINE
- - -	ABUTTER PROPERTY LINE
- · - · -	PROPOSED PROPERTY LINE
---	EXISTING OVERHEAD WIRES
---	EXISTING RAIL FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
-W-	EXISTING WATER LINE
-SS-	EXISTING GRAVITY SEWER LINE
-PS-	EXISTING PRESSURE SEWER LINE
-500-	EXISTING CONTOUR
-500-	PROPOSED CONTOUR
-W-	PROPOSED WATER LINE
-SS-	PROPOSED GRAVITY SEWER LINE
-PS-	PROPOSED PRESSURE SEWER LINE
---	BUILDING SETBACK LINE
---	EDGE OF POND



AS PER SECTION 1-304(4)(A) OF VT EPR RULES: "NOTICE OF PERMIT REQUIREMENTS. IN ORDER TO COMPLY WITH APPLICABLE STATE RULES CONCERNING POTABLE WATER SUPPLIES AND WASTEWATER SYSTEMS, A PERSON SHALL NOT CONSTRUCT OR ERECT ANY STRUCTURE OR BUILDING ON THE LOT OF LAND DESCRIBED IN THIS DEED IF THE USE OR USEFUL OCCUPANCY OF THAT STRUCTURE OR BUILDING WILL REQUIRE THE INSTALLATION OF OR CONNECTION TO A POTABLE WATER SUPPLY OR WASTEWATER SYSTEM. WITHOUT FIRST COMPLYING WITH THE APPLICABLE RULES AND OBTAINING ANY REQUIRED PERMIT, ANY PERSON WHO OWNS THIS PROPERTY ACKNOWLEDGES THAT THIS LOT MAY NOT BE ABLE TO MEET STATE STANDARDS FOR A POTABLE WATER SUPPLY OR WASTEWATER SYSTEM AND THEREFORE THIS LOT MAY NOT BE ABLE TO BE IMPROVED"

SITE PLAN
DAVID & LEE BRYAN
475 TANSY HILL ROAD
STOWE, VERMONT

 46 HUTCHINS STREET MORRISVILLE, VT 05661 WWW.MUMLEYENGINEERING.COM COPYRIGHT © 2024 - MUMLEY ENGINEERING, INC.	PROJECT NO.....24122 DRAWN BY.....WEH CHECKED BY.....TRM SCALE.....1" = 100" DATE.....11/20/24	SHEET NO. <h1 style="font-size: 2em;">C-1</h1> 1 OF 1 SHEETS
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SITE LOCATION MAP
NOT TO SCALE

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DAVID & LEE BRYAN
475 TANSY HILL RD
STOWE, VT 05672

LEGEND

N/F	IRON OR FORMERLY OWNED BY
●	IRON PIPE / REBAR FOUND
▲	CALCULATED POINT
○	REBAR TO BE SET
○	EXISTING UTILITY POLE
○	EXISTING DRILLED WELL
○	PROPOSED DRILLED WELL
---	EXISTING PROPERTY LINE
---	ABUTTER PROPERTY LINE
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---	EXISTING PRESSURE SEWER LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
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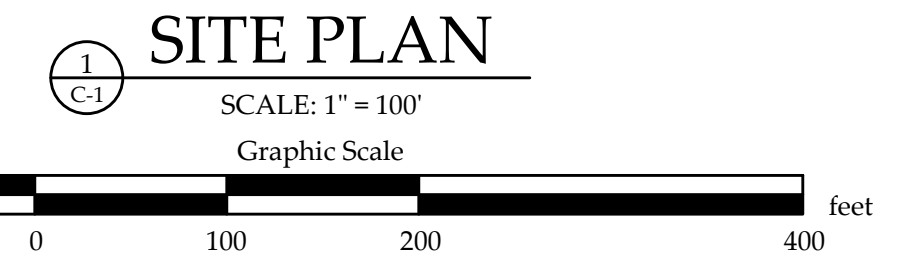
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REVISION: 12/16/24 - REVISED LOT NUMBERS/LETTERS AND OTHER MINOR REVISIONS.

SITE PLAN
DAVID & LEE BRYAN
475 TANSY HILL ROAD
STOWE, VERMONT

 46 HUTCHINS STREET MORRISVILLE, VT 05661 WWW.MUMLEYENGINEERING.COM COPYRIGHT © 2024 - MUMLEY ENGINEERING, INC.	PROJECT NO.....24112	SHEET NO.
	DRAWN BY.....WEH CHECKED BY.....TRM SCALE.....1" = 100' DATE.....11/20/24	C-1

1 OF 1 SHEETS



AS PER SECTION 1-304(4)(A) OF VT EPR RULES:
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