



**Development Application**  
**Town of Stowe Planning & Zoning Department**  
 PO Box 730  
 Stowe, VT 05672  
 Telephone: (802) 253-6141

Project # 7516  
 (To be assigned)

Date Received: 11/25/24

This form serves as an application for all requested zoning and subdivision reviews.

**Property Owner Information**

Property Owner	<u>Apres Spa LLC</u>	
Mailing Street Address City, State and Zip	<u>68 Central Dr. Stowe, VT 05672</u>	
Telephone Number	<u>203-980-2888</u>	Email <u>holly.g.russo@gmail.com</u>

**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)	<u>Holly Russo</u>	
Mailing Street Address City, State and Zip	<u>68 Central Dr. Stowe VT 05672</u>	
Phone Number	<u>203-980-2888</u>	Email <u>holly.g.russo@gmail.com</u>

**Property Information & Location**

Physical Address	<u>68 Central Dr. Stowe VT 05672</u>	
Tax Map ID	<u>03045 - 050</u>	
Existing Use	<u>medical office</u>	Proposed Use <del>massage</del> <u>Intermediate care facility</u>

Please briefly describe the proposed project, intended use, and/or development request below:

See attachment      conditional use  
deck + sauna

**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: <u>[Signature]</u> Date: <u>11/25/24</u>
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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 type="checkbox"/> No <input type="checkbox"/>
Will over 1/2 acre of land be graded or disturbed?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Will the development create an additional 1/2 acre of impervious surface?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Will there be other changes resulting in increased sewer or water flows?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Will there be a new connection to the Stowe sewage system?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Will there be a new connection to the Stowe water system?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is any portion of the building rented out?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is an Act 250 permit or amendment required?	Yes <input type="checkbox"/> No <input type="checkbox"/>

**Maximum Bldg. Height:** 8.5\* 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	
<b>Fee:</b>		<b>\$</b>
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	<del>75.00</del>
<b>Fee:</b>		<b>\$</b>
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	250
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	
Final Plat Application (additional fee per unit or lot if preliminary layout was not required)	\$150.00	
Minimal Alteration reviewed by Zoning Administrator	\$100.00	
Other subdivision applications/amendments requiring DRB approval	\$250.00	
<b>Fee:</b>		<b>\$</b>
<b>Signs</b>	<b>\$70.00</b>	
<b>Fee:</b>		<b>\$</b>
<b>Recording Fees /Stowe Land Records (set by state law)</b>		

Additional Recording Fee for decision notice	\$15.00/page	\$ 15. <sup>00</sup>
Additional Recording Fee for permit	\$15.00/page	\$ 15. <sup>00</sup>
Additional Recording Fee for Mylar	\$25.00/sheet	\$
<b>Total Application Fee Including Recording</b>		\$ 280. <sup>00</sup>

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.townofstowevt.org/townclerk/](http://www.townofstowevt.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	\$
<b>TOTAL FEE</b>	\$

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@stowevt.gov](mailto:PandZ@stowevt.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.*

Permit Application

Apres Spa LLC

68 Central Drive, Stowe, Vt 05672

Permitting request for:

- Build and Move deck
- Build Sauna
- Sign

Tax Parcel # 03045-050

Project Narrative:

Build/ Move Deck- The existing deck is 16' x16' to level side yard for sauna placement. Built with 6 cement footings, 4 feet deep with 12" sono tubes and 12' joists boards across the deck as supports. Trex was used for the top of the deck. Plans to move the deck to be located 6'9" from the existing structure and inside of the setback line of 30 ft from property line. There will be an 8' tall fence around deck parameter to assure safety on three sides where deck becomes elevated off ground. The fourth side is level with the yard.

Build Sauna- Building a floating wood Kit sauna 8' x 8' with an electric stove as the heating element for commercial use. The sauna is to be placed on the deck. Requires 220 volt outlet for operation of Huum heating element. There is a front door with windows on either side. Upon entering, heater is located in the back with the benches on either side to fit 6 people. Manufactured by Muskokoa Suana.

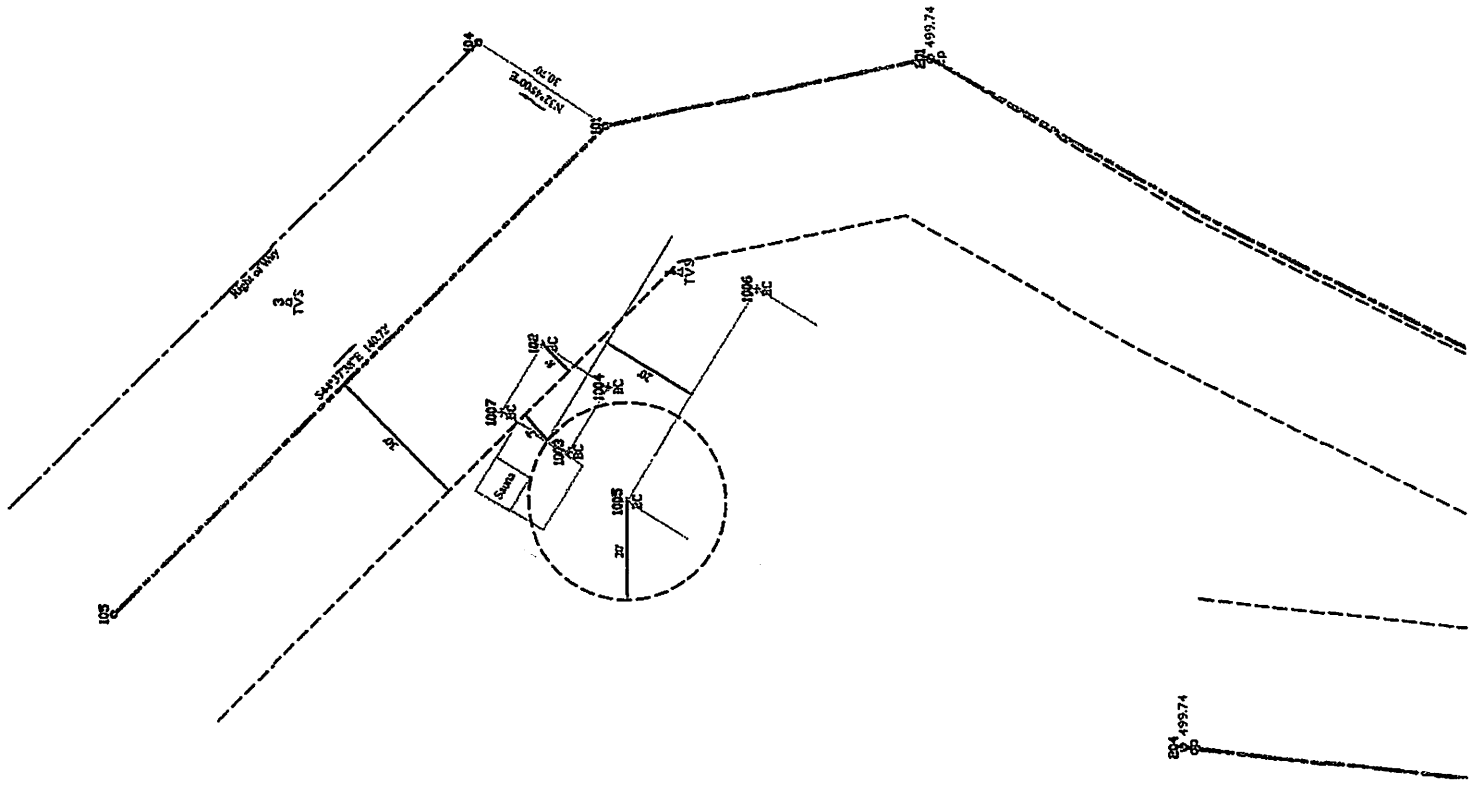
~~Business Sign- Installing a 2'x 3' sign with the business name of "The Calm Company" written on it to help distinguish our property. The words will be written in with a greenish/blue background. It will be located at the entrance of the driveway at the property line on the road.~~

HE

→ Open Day light hours - 9-5 winters  
9-8 summers

1-6 people at time but usually fewer number of people

4 employees → not all there at same time



## Ryan Morrison

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**From:** Holly Russo <holly.g.russo@gmail.com>  
**Sent:** Sunday, December 8, 2024 7:37 PM  
**To:** Ryan Morrison  
**Cc:** Charles Safford; Will Fricke; Sarah McShane  
**Subject:** [EXTERNAL] Change of Use Permit

Hello,

My name is Holly Russo, I have been a massage therapist in the state of Vermont for three years and have had a private studio on Mountain Road for the past two years. My company is called The Calm Company.

Over the past year, I decided that I want to be a full-time resident of Stowe and as such, purchased a building at 68 Central Drive here in Stowe. The building was previously used as a chiropractor's office.

After many inquiries, discussions and weeks of delay, I have been informed by Stowe Zoning Office that I need to change the use-permit of my building in order to operate my business.

My services include massage and chiropractor aspects, not unlike the use of the previous occupant. In similar fashion to the chiropractic office, the business operates on an hourly basis with quick turnover of clients. This will assure to have no more than a small number of vehicles in the driveway at one time.

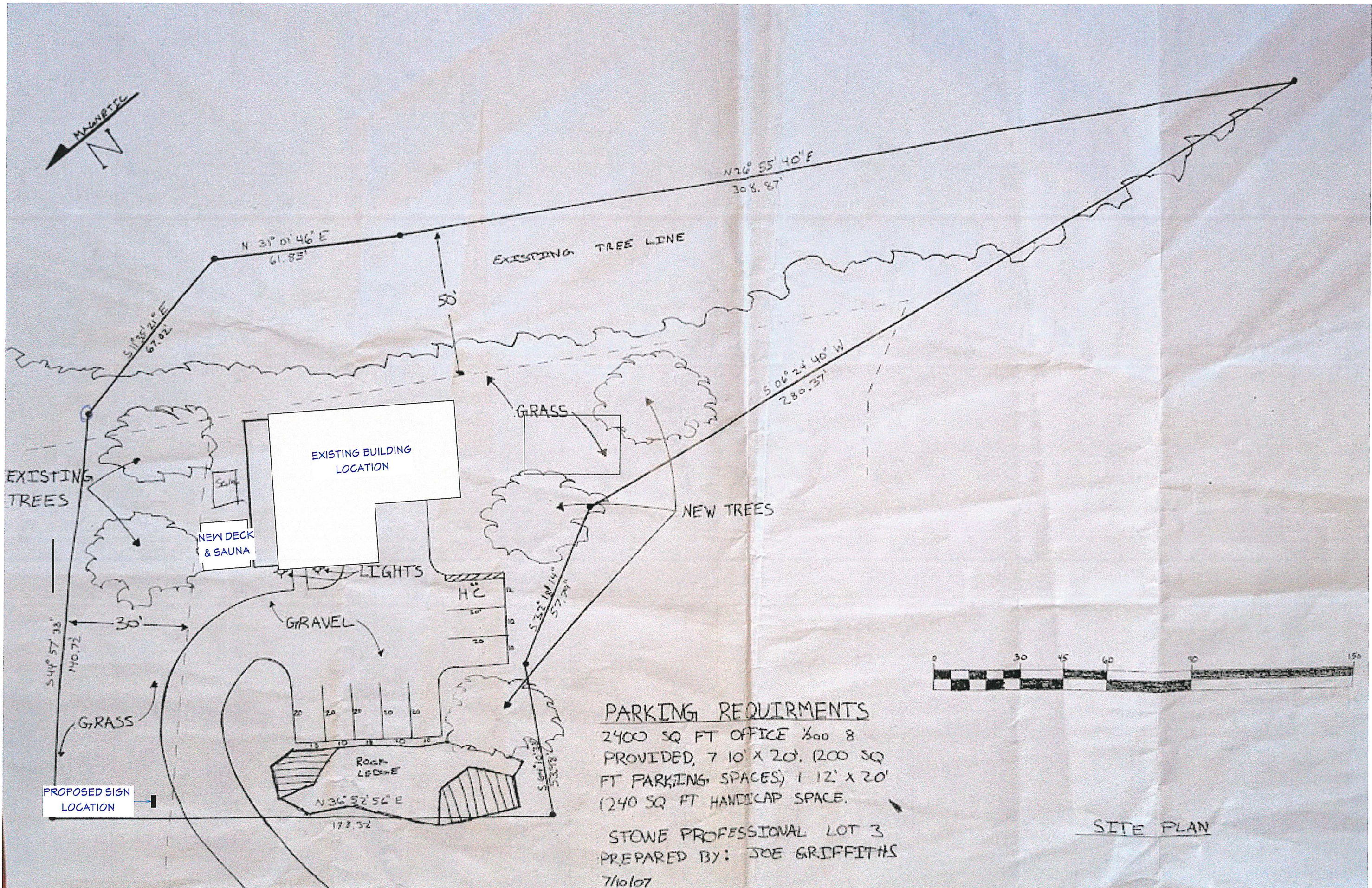
I have made no changes to the interior floor plan from when it was used as a chiropractor's office.

Please help advise how this process can be expedited. I have run into so many road blocks that I truly need guidance immediately so that I can get my business open before I cannot pay my expenses. Your immediate attention to my issue would be most appreciated.

Kind Regards,  
Holly Russo

**\*\* WARNING \*\***

This message originated from an external email account. Do not click links or open attachments unless you recognize the sender and know the content is safe.



**PARKING REQUIREMENTS**  
 2400 SQ FT OFFICE (800 8  
 PROVIDED, 7 10' X 20'. (200 SQ  
 FT PARKING SPACES) 1 12' X 20'  
 (240 SQ FT HANDICAP SPACE.  
 STONE PROFESSIONAL LOT 3  
 PREPARED BY: JOE GRIFFITHS  
 7/10/07



SITE PLAN

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**PARKING PLAN**

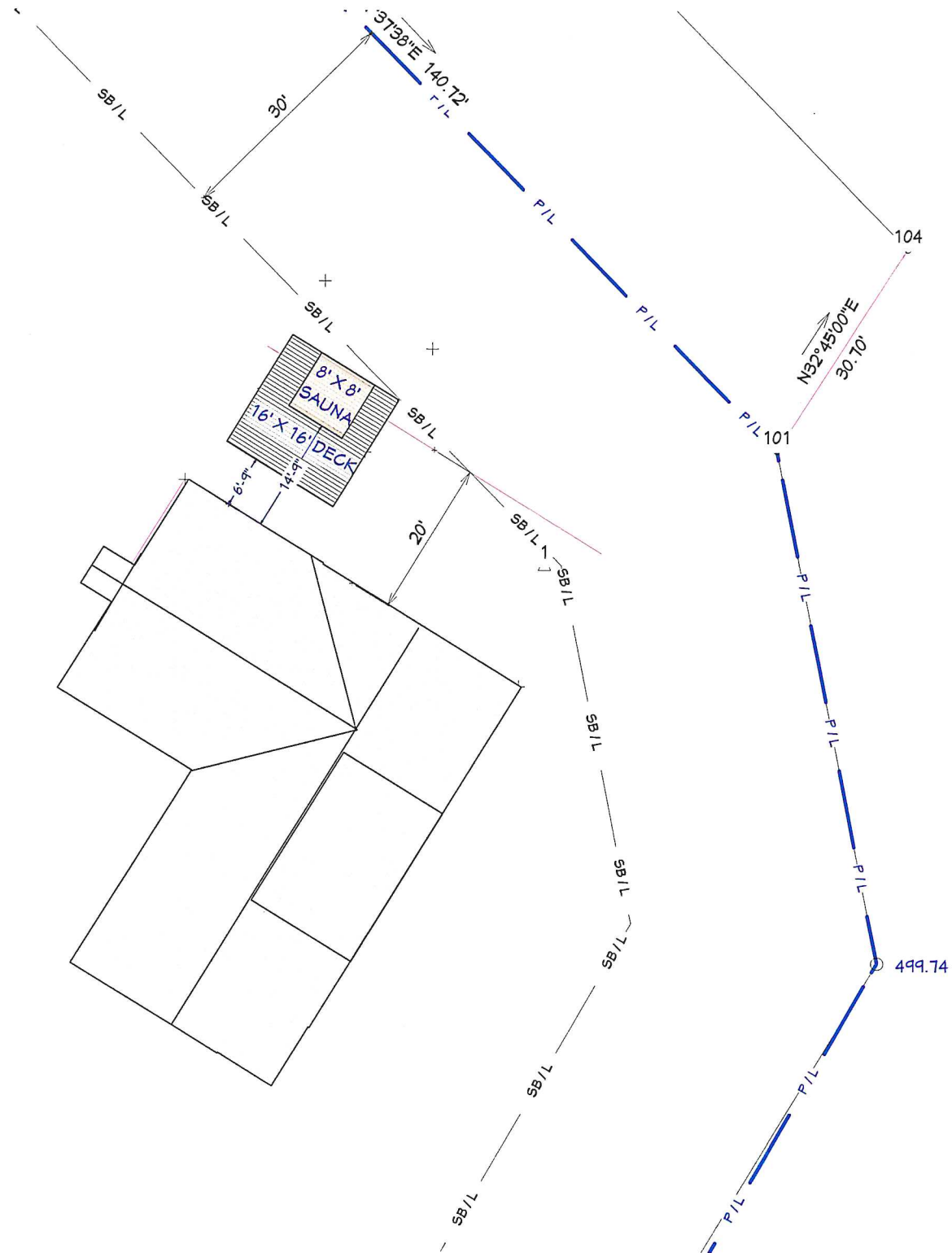
PROJECT DESCRIPTION:  
 68 CENTRAL DRIVE REVISION  
 68 CENTRAL DRIVE  
 STOWE, VERMONT

DRAWINGS PROVIDED BY:  
**Kim Brown Projects**  
 Box 92  
 Waterbury Center, Vermont 05677  
 802-244-8156

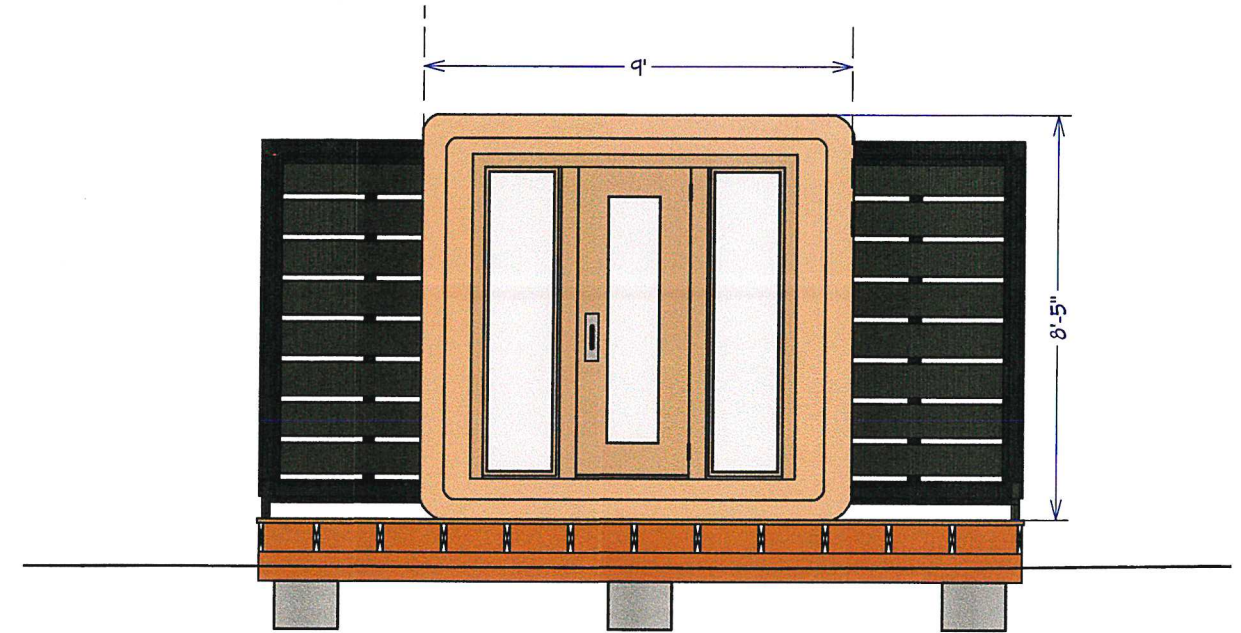
DATE:  
 11/25/2024

SCALE:  
 3/16" = 1'-0"

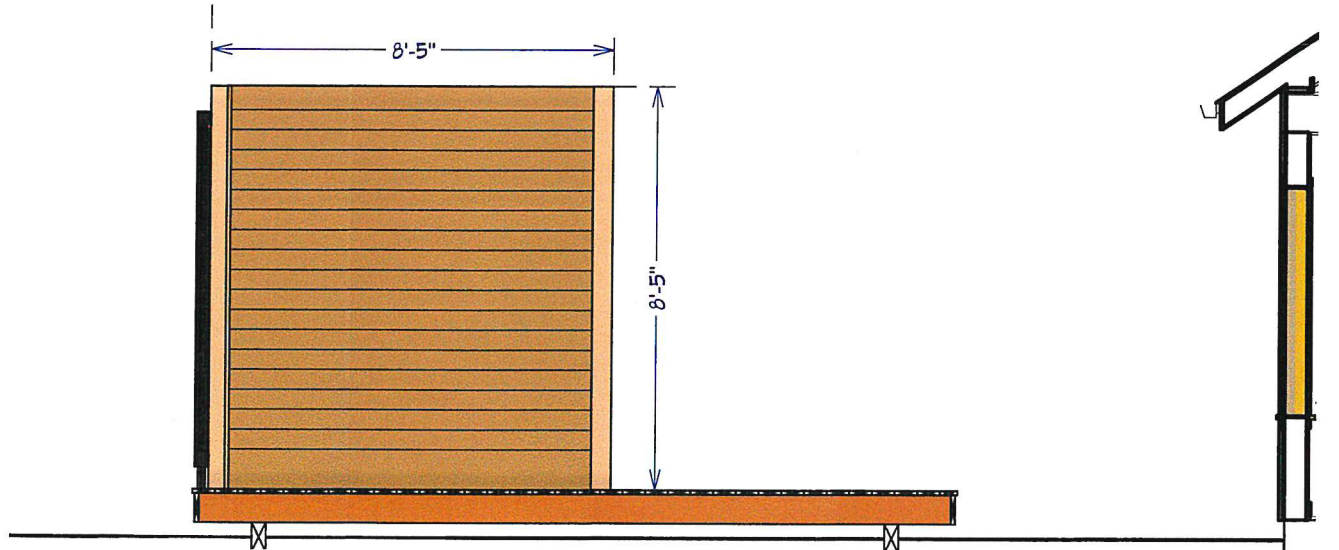
SHEET:



**PARTIAL SITE PLAN**  
1" = 20'



**1**  
**A2.3**  
**FRONT ELEVATION - SAUNA & DECK**  
1/4" = 1'-0"



**2**  
**A2.3**  
**SIDE ELEVATION - SAUNA & DECK**  
1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**SECTIONS 1 & 2;  
SETBACK ILLUSTRATION**

PROJECT DESCRIPTION:  
68 CENTRAL DRIVE REVISION  
68 CENTRAL DRIVE  
STOWE, VERMONT

DRAWINGS PROVIDED BY:  
**Kim Brown Projects**  
Box 92  
Washburn Center, Vermont 05677  
802-244-8156

DATE:  
11/25/2024

SCALE:  
1/4" = 1'-0"

SHEET:



*CEDAR Fence / Decking / Sauna*



*Cedar siding*

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
EXTERIOR SAUNA  
& DECK VIEWS

PROJECT DESCRIPTION:  
68 CENTRAL DRIVE REVISION  
68 CENTRAL DRIVE  
STOWE, VERMONT

DRAWINGS PROVIDED BY:  
Kim Brown Projects  
Box 92  
Waterbury Center, Vermont 05677  
802-244-8156

DATE:

11/25/2024

SCALE:

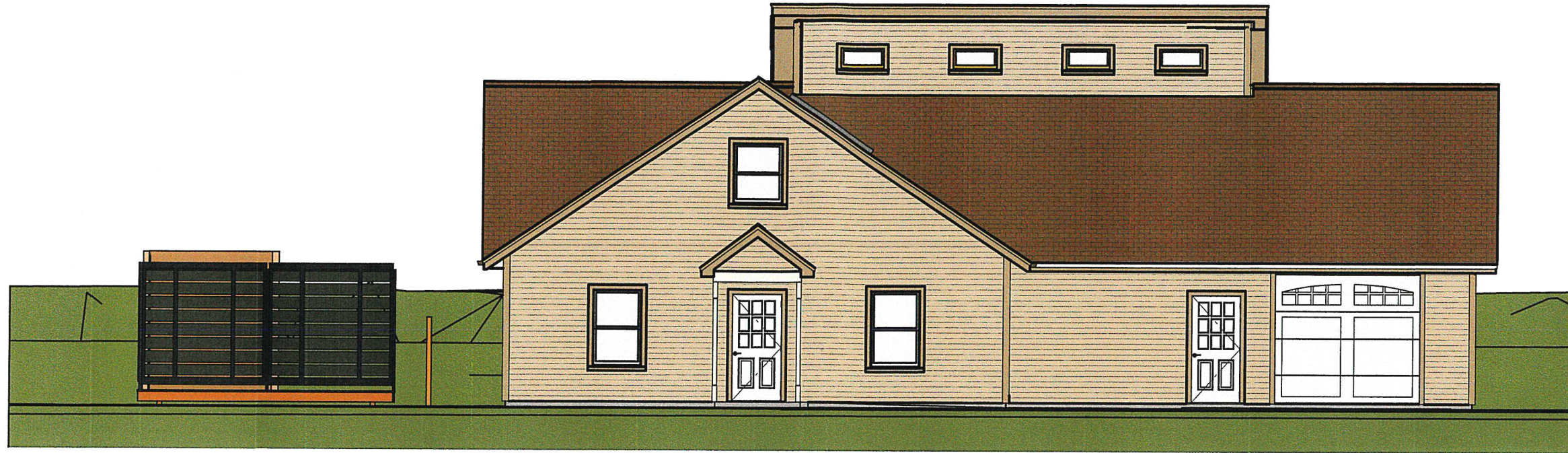
NONE

SHEET:

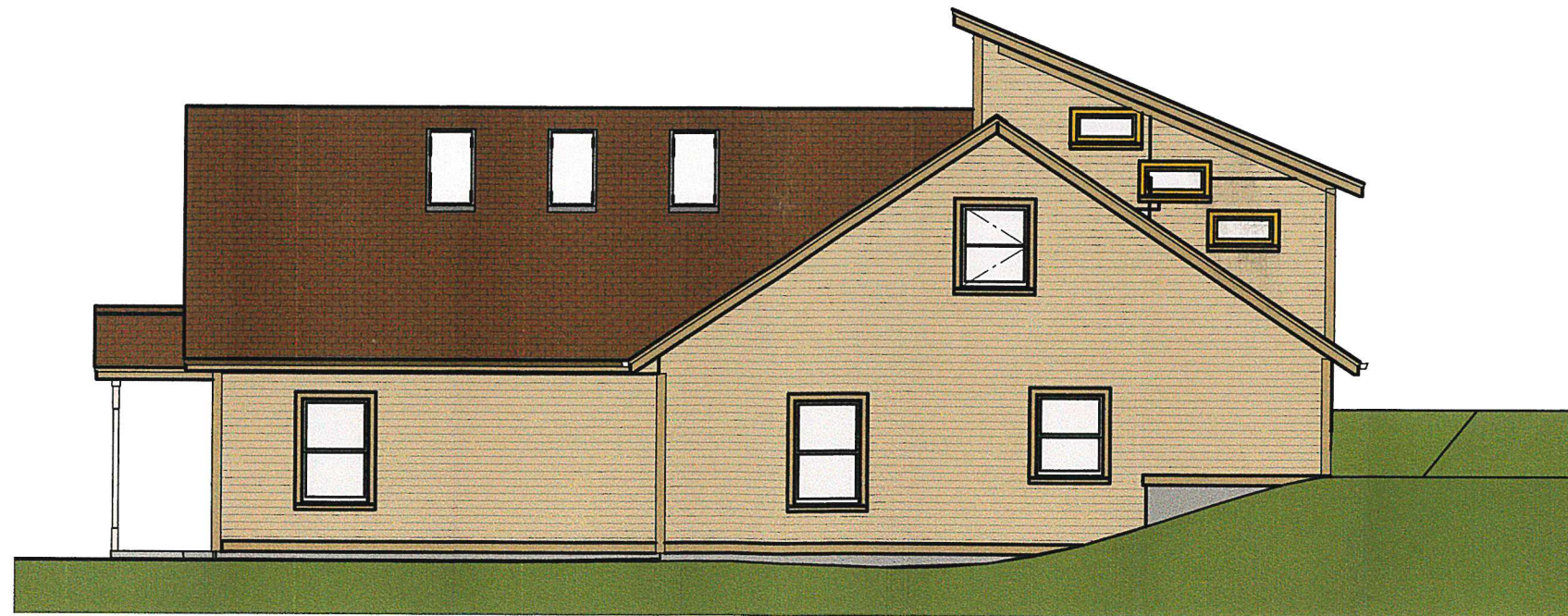
**A-1**

**3D.1**

1-8-1



WEST (FRONT) ELEVATION  
1/8" = 1'-0"



SOUTH (RIGHT) ELEVATION  
1/8" = 1'-0"

A2.1

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
FRONT & RIGHT  
ELEVATIONS

PROJECT DESCRIPTION:  
68 CENTRAL DRIVE REVISION  
68 CENTRAL DRIVE  
STOWE, VERMONT

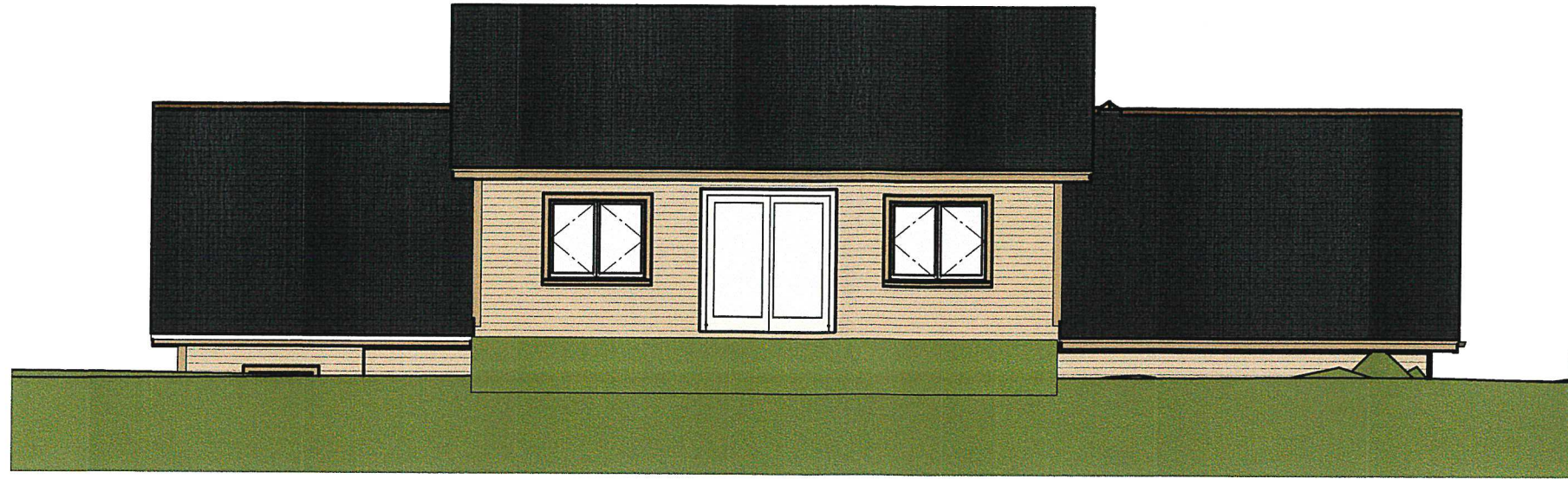
DRAWINGS PROVIDED BY:  
Kim Brown Projects  
Box 92  
Waterbury Center, Vermont 05677  
802-244-8156

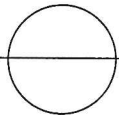
DATE:  
11/25/2024

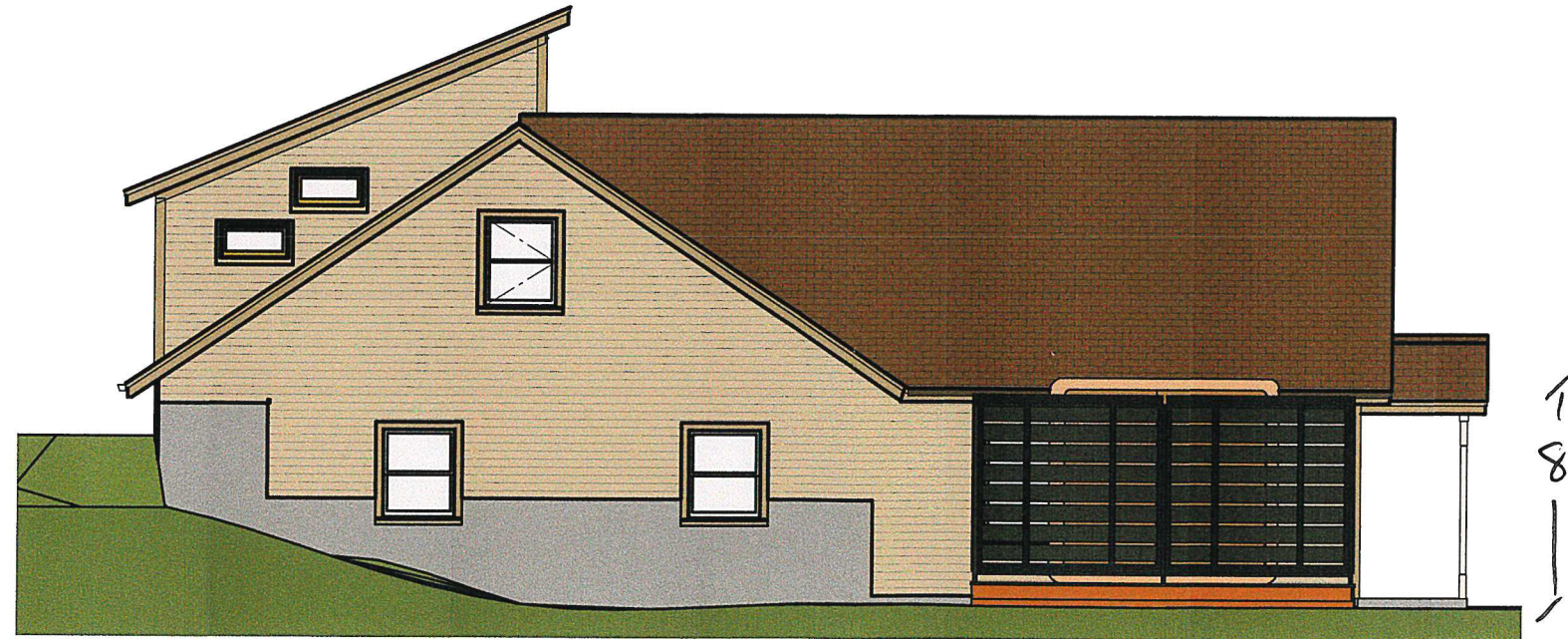
SCALE:  
1/8" = 1'-0"

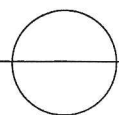
SHEET:

A-5




**EAST (REAR) ELEVATION**  
 1/8" = 1'-0"




**NORTH (LEFT) ELEVATION**  
 1/8" = 1'-0"

**A2.2**

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**REAR & LEFT ELEVATIONS**

PROJECT DESCRIPTION:  
 68 CENTRAL DRIVE REVISION  
 68 CENTRAL DRIVE  
 STOWE, VERMONT

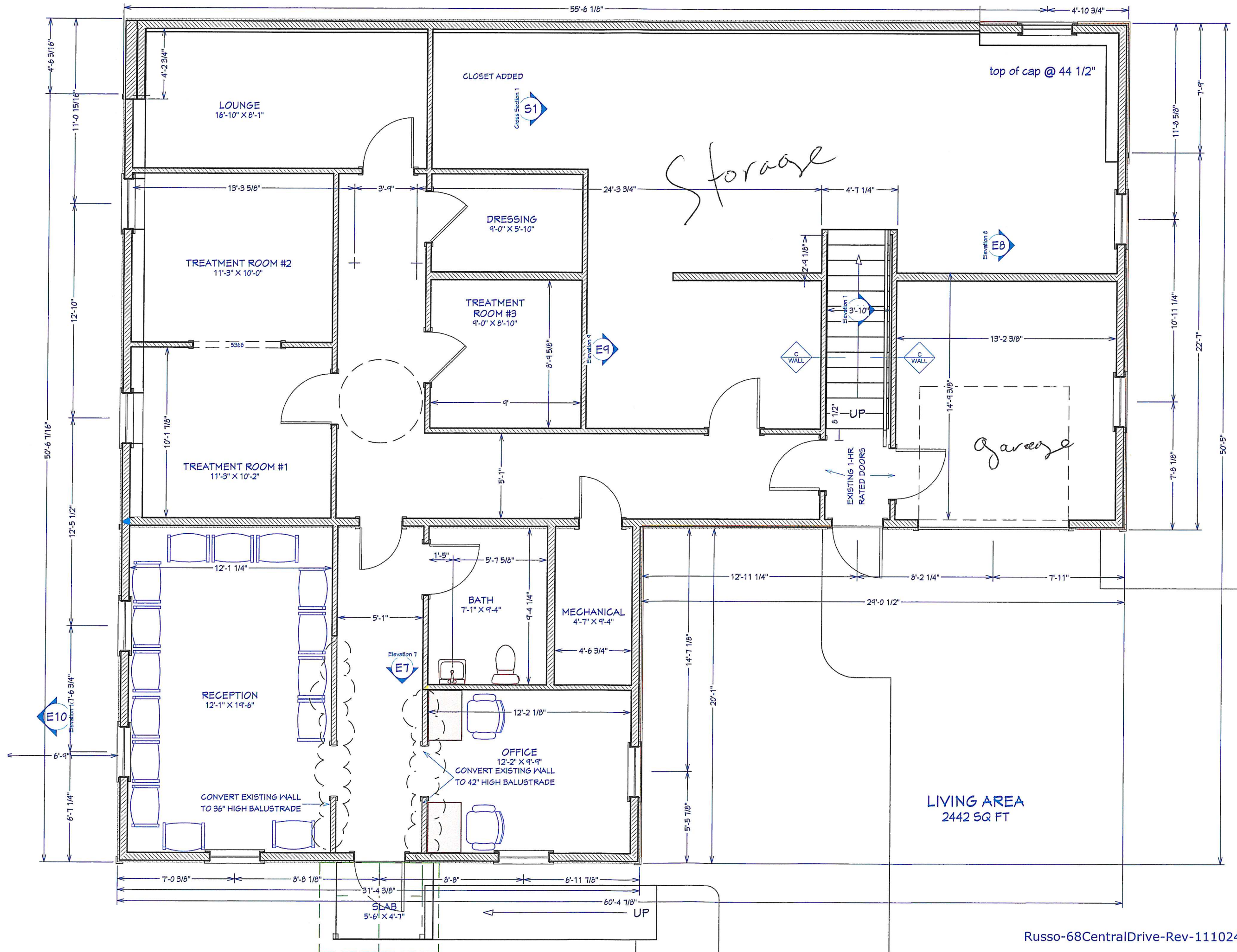
DRAWINGS PROVIDED BY:  
**Kim Brown Projects**  
 Box 92  
 Waterbury Center, Vermont 05677  
 802-244-8156

DATE:  
 11/25/2024

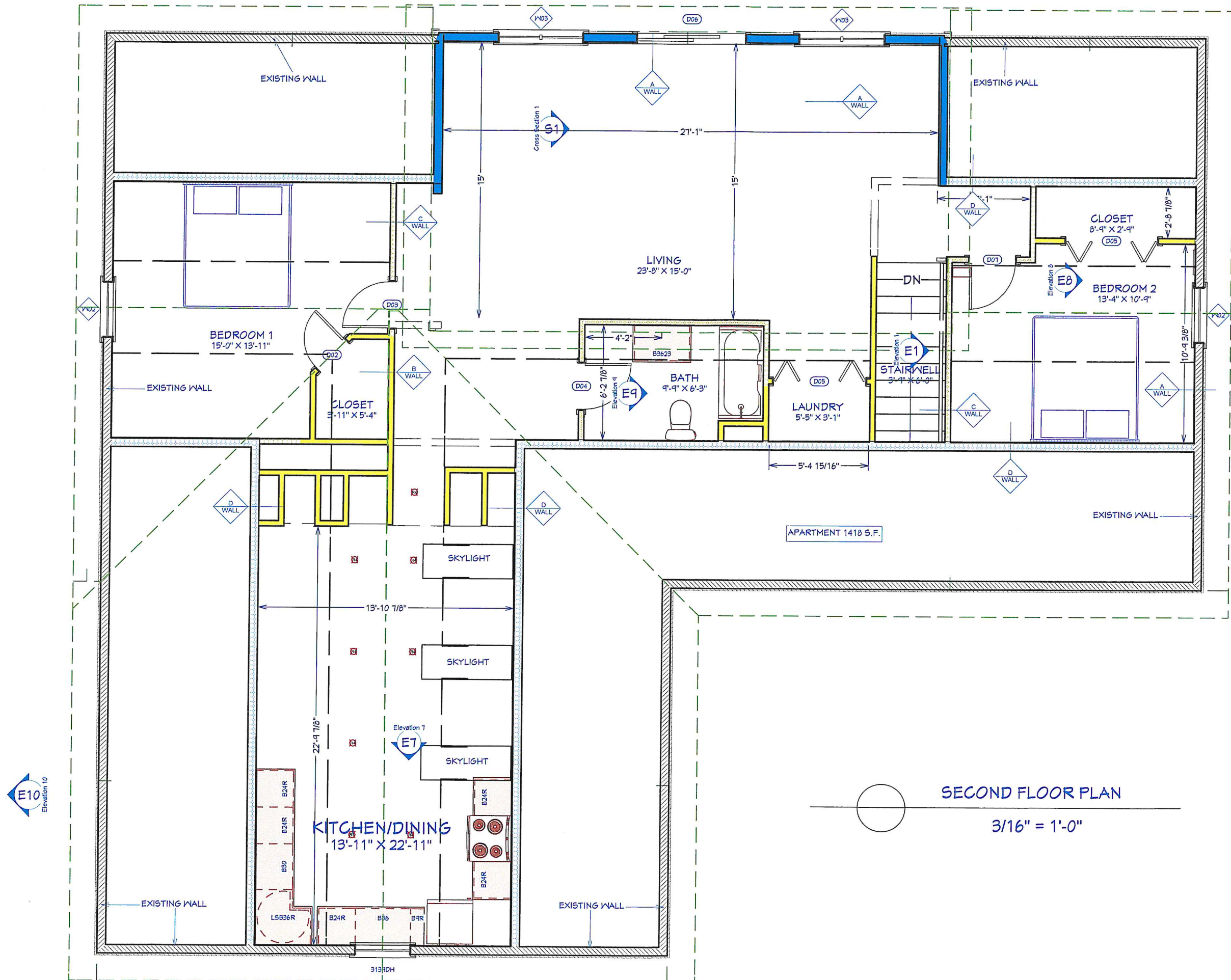
SCALE:  
 1/8" = 1'-0"

SHEET:

**A-6**



<b>A1.1R</b>	
NO.	DESCRIPTION
BY	DATE
EXISTING GROUND FLOOR PLAN	
PROJECT DESCRIPTION: 68 CENTRAL DRIVE REVISION 68 CENTRAL DRIVE STOWE, VERMONT	
DRAWINGS PROVIDED BY: <b>Kim Brown Projects</b> Box 92 Waterbury Center, Vermont 05677 802-244-8156	
DATE: 11/25/2024	
SCALE: 3/16" = 1'-0"	
SHEET: <b>A-3</b>	



SECOND FLOOR PLAN  
 3/16" = 1'-0"

E10  
 Elevation 10

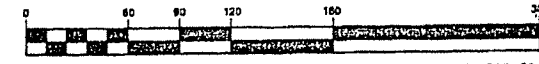
Filed: March 27, 2002 2:45 P.M. Attest: Ouisen Lewis

Town Clerk

Book 13 Page 65

**SITE PLAN OF  
STOWE PROFESSIONAL CENTER CONDOMINIUMS  
COMMERCIAL CONDOMINIUM PLAN FOR LOT C1B  
CONDOMINIUM SITES #1 - #5 LTD COMMON AREAS  
MOODY FARM PROPERTIES  
STOWE, VERMONT**

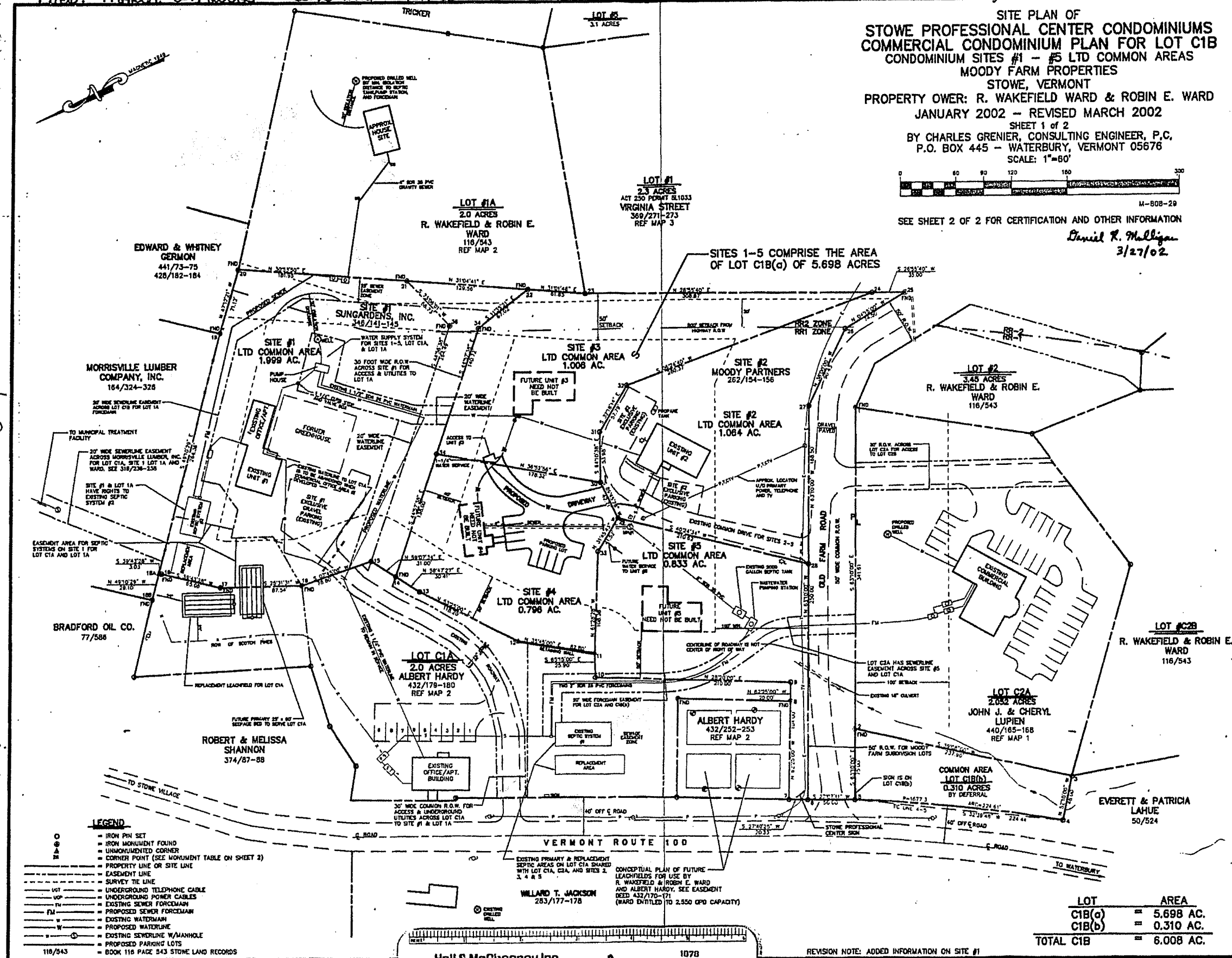
PROPERTY OWNER: R. WAKEFIELD WARD & ROBIN E. WARD  
JANUARY 2002 - REVISED MARCH 2002  
SHEET 1 of 2  
BY CHARLES GRENIER, CONSULTING ENGINEER, P.C.  
P.O. BOX 445 - WATERBURY, VERMONT 05676  
SCALE: 1"=80'



SEE SHEET 2 OF 2 FOR CERTIFICATION AND OTHER INFORMATION

*Daniel R. Molligan*  
3/27/02

This Plat meets the requirements of 27 VSA 1403  
Rephotographs of New England, S. Burlington, VT hereby certify that  
this map was reproduced by the following photographic process:  
*Daniel R. Molligan* (signature)



- LEGEND**
- IRON PIN SET
  - IRON MONUMENT FOUND
  - ▲ UNMONUMENTED CORNER
  - CORNER POINT (SEE MONUMENT TABLE ON SHEET 2)
  - PROPERTY LINE OR SITE LINE
  - - - EASEMENT LINE
  - SURVEY TIE LINE
  - UG IRON TELEPHONE CABLE
  - UG POWER CABLES
  - EXISTING SEWER FORCEMAIN
  - PROPOSED SEWER FORCEMAIN
  - EXISTING WATERMAIN
  - PROPOSED WATERLINE
  - EXISTING SEWERLINE W/ MANHOLE
  - PROPOSED PARKING LOTS
- 116/543

LOT	AREA
C1B(a)	= 5.698 AC.
C1B(b)	= 0.310 AC.
<b>TOTAL C1B</b>	<b>= 6.008 AC.</b>

**Hall & McChesney Inc**  
1078  
DUI 10011 YDIX  
1878

REVISION NOTE: ADDED INFORMATION ON SITE #1