



**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.

<b>Project #</b> (To be assigned)
<b>Date Received:</b>

**Property Owner Information**

Property Owner	Monica Wood
Mailing Street Address City, State and Zip	452 Sterling Woods Road, Stowe VT 05672
Telephone Number +44 7477711479	Email packerfan452@gmail.com

**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)	
Mailing Street Address City, State and Zip	
Phone Number	Email

**Property Information & Location**

Physical Address	452 Sterling Woods Road
Tax Map ID	19067-060
Existing Use Residential	Proposed Use Residential

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

Proposed boundary line adjustment between Lot 12 and Lot 13. Lot 12 is currently ±4.59 acres and will be adjusted to ±8.05 acres; Lot 13 is currently ±8.54 acres and will be adjusted to ±5.08 acres.

**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	DocuSigned by: Signature: <i>Monica M. Wood</i> Date: 02/03/2024
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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 checked="" 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:***

<b>Zoning Permit Fees - Single &amp; Two-Family Dwellings (Permitted Uses)</b>	<b>Fee/Sq. Ft.</b>	<b>Fee Required</b>
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>
<b>Zoning Permit Fees - Conditional Uses (Commercial &amp; Multi-Family Uses)</b>	<b>Fee/Sq. Ft.</b>	<b>Fee Required</b>
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	
<b>Fee:</b>		<b>\$</b>
<b>Development Review &amp; Public Hearing Fees</b>	<b>Fee/Sq. Ft.</b>	<b>Fee Required</b>
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	
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	\$ 250.00
<b>Fee:</b>		<b>\$</b>
<b>Signs</b>	\$70.00	
<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	\$
Additional Recording Fee for permit	\$15.00/page	\$ 15.00
Additional Recording Fee for Mylar	\$25.00/sheet	\$ 15.00
<b>Total Application Fee Including Recording</b>		<b>\$ 280.00</b>

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/](http://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	\$
<b>TOTAL FEE</b>	<b>\$</b>

Check #

Cash

Referred \_\_\_\_\_

Hearing Date \_\_\_\_\_

**Comments/Conditions**

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\_\_\_\_\_  
**Zoning Administrator**

\_\_\_\_\_  
**Date**

For assistance, please contact the Planning & Zoning Department of 253-6141 or by email at [PandZ@stovevt.gov](mailto: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.*

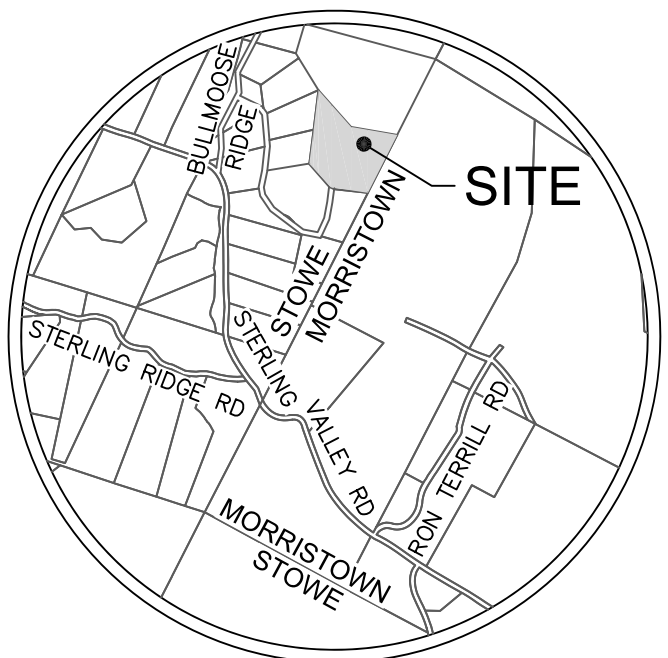
ORIGINAL INK ON MYLAR



### Legend

- SUBJECT PROPERTY LINE
- PROPOSED PROPERTY LINE
- OTHER PROPERTY LINE
- EASEMENT LINE
- EXISTING TREELINE
- IPF/CPF/ RBF/CRF ○ IRON PIPE/CAPPED PIPE/ REBAR/CAPPED REBAR FOUND
- CRP ● CAPPED REBAR PROPOSED
- △ CALCULATED POINT
- AG/BG ABOVE GRADE/BELOW GRADE
- n/f NOW OR FORMERLY
- E1 EASEMENT NOTE

### Location Map



### Easement Notes

- E1** Volume 297 Page 183 excepts and reserves "as a right appurtenant to Lot 12, at all points within a 100 foot radius of the pin marking the common corner of Lots 8 and 9 and which is in the sideline of Lot 12, the right to conduct all surface activities including, without limitation, the right to landscape, plat or remove vegetation and to alter the surface of the area excepted and reserved upon Grantor provided however, that the right to conduct surface activities excepted and reserved shall not include the right to erect any building or structure on any part of the land and premises excepted and reserved".
- E2** Volume 297 Page 183 describes the following exception and reservation: "As to all points more than 100 feet, but less than 175 feet from the above referenced pin, no cutting of live trees or fencing activities shall occur except with the mutual consent of Grantor and Grantee and their heirs, successor and assigns."
- E3** 50' wide right of way as shown on Reference Plat A appears to be for the use of access, electric utility lines and sewer lines.  
  
Volume 344 Page 59 excepts and reserves "as a right appurtenant to Lot 12, all points within a 50 feet [sic] of the easterly sideline of Lot 12, the right to conduct all surface activities including, without limitation, the right to landscape, plant or remove vegetation and to alter the surface of the area excepted and reserved unto Grantor provided, however, that the right to conduct surface activities excepted and reserved shall not include the right to erect any building or structure on any part of the land and premises excepted and reserved."
- E4** Volume 344 Page 59 describes the following exception and reservation: "As to all points more than 50 feet but less than 100 feet from the above referenced pin, no cutting of live trees or fencing activities shall occur except with the mutual consent of Grantor and Grantee and their heirs successors and assigns."  
The "above referenced pin" is assumed to be the same pin as described in Volume 297 Page 183, however Volume 344 Page 59 neglects to accurately identify which pin is meant to be referenced.

### Referenced Plats or Plans

- A. "Sterling Woods Community", prepared by Paul C. Harrington, dated September 1983, Map Book 4 Pages 114 & 115, Map Slides 459A & 459B.

### Survey Notes

1. Purpose of this survey is to adjust the boundary between two existing parcels of land deeded to Monica Wood by warranty deed dated May 17, 2002 Volume 466 Page 92 of the Town of Stowe Land Records. Other neighboring property lines and buildings shown MAY be approximate only, and are shown for information purposes only.
2. Field survey was conducted winter 2024 and consists of a closed-loop traverse utilizing a robotic total station instrument. Bearings shown are from Grid North, Vermont Coordinate System of 1983, based upon our GPS observations on or adjacent to the site (Reference Frame NAD83 (2011, Epoch 2010)).
3. Iron pipes shown as "found" are typically labeled with inside diameter, rods with outside diameter, unless otherwise indicated. Condition of pipes, rods and markers found are "good" unless otherwise noted. Corners denoted "Proposed" shall typically consist of 5/8" diameter rebar capped with aluminum disks stamped "Gilson Land Surveying, PLLC--VT LS #109314", typically set flush with existing grade.
4. This survey and certification do not constitute a guaranty of title.
5. An effort has been made to identify record or observed easements, however easements may exist not depicted on this survey.
6. Not being within the scope of this survey, Gilson Land Surveying, PLLC has conducted no investigation whatsoever respecting whether or not the property and each component thereof is in compliance with state or local permits.
7. Utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate only. Buried utilities shown are depicted based solely on surface indications. Actual locations may vary. Contact Dig Safe (888-344-7233) prior to any construction.
8. Town line shown is based upon Reference Plat A. This is not a town line survey and the location of the town line does not fall under this surveyor's certification.
9. Parcels lie in the RR-5 Zoning District.
10. This Boundary Line Adjustment does not constitute the creation of a new or separate parcel of land. It only adjusts the physical location of the boundary of these adjoining parcels.



( IN FEET )  
1 inch = 100 ft.



109 Twin Peaks Road, Waterbury Center, VT 05677  
www.gilsonlandsurveying.com 802-585-6833

### Certification

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 27 V.S.A. 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

**DRAFT**  
for Review  
3/13/2024

Rebecca Gilson, PLS VT LS 109314

Date	Revisions	By

**Boundary Line Adjustment**  
Property of  
**Monica Wood**  
452 Sterling Woods Road  
Stowe, VT

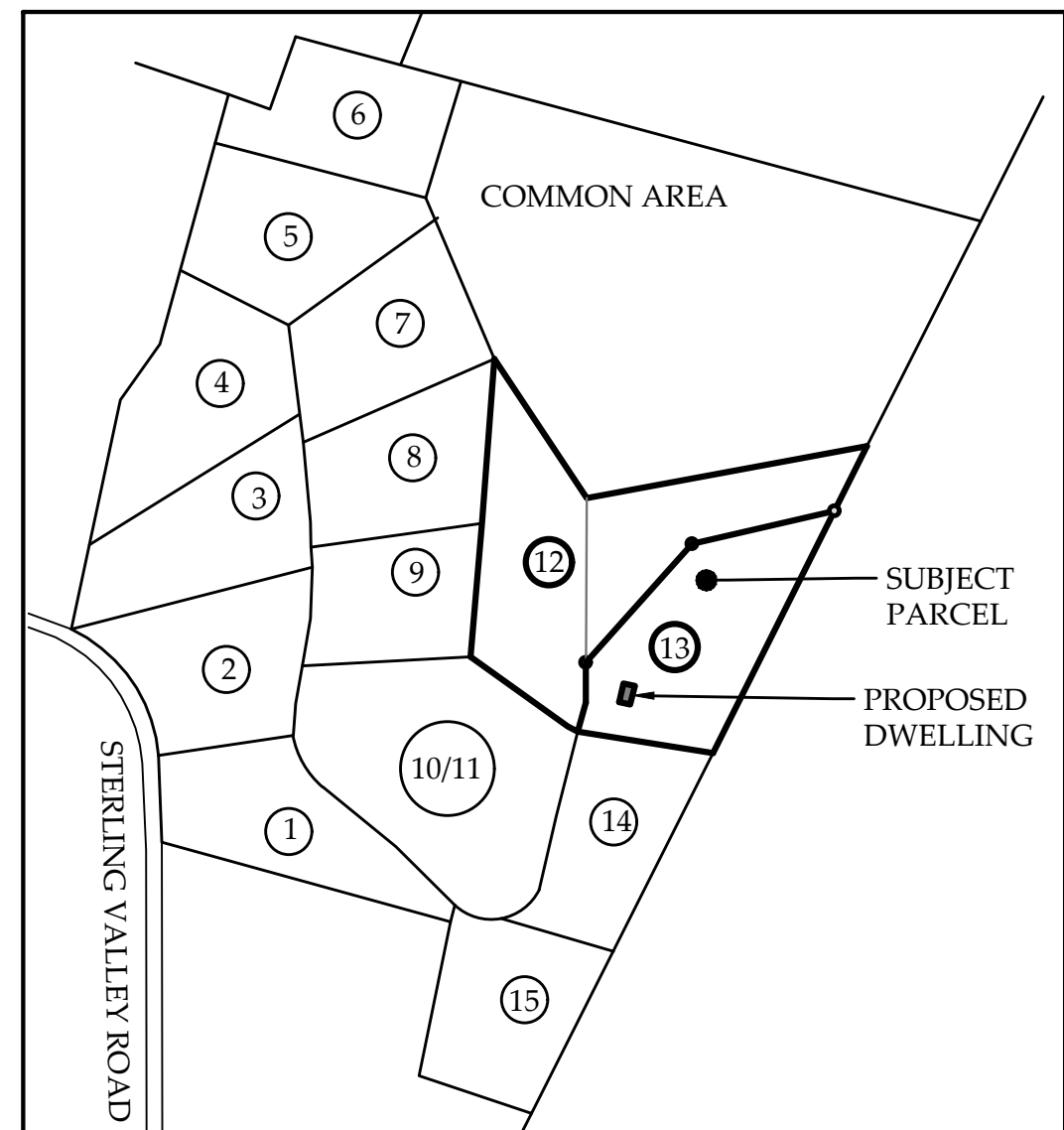
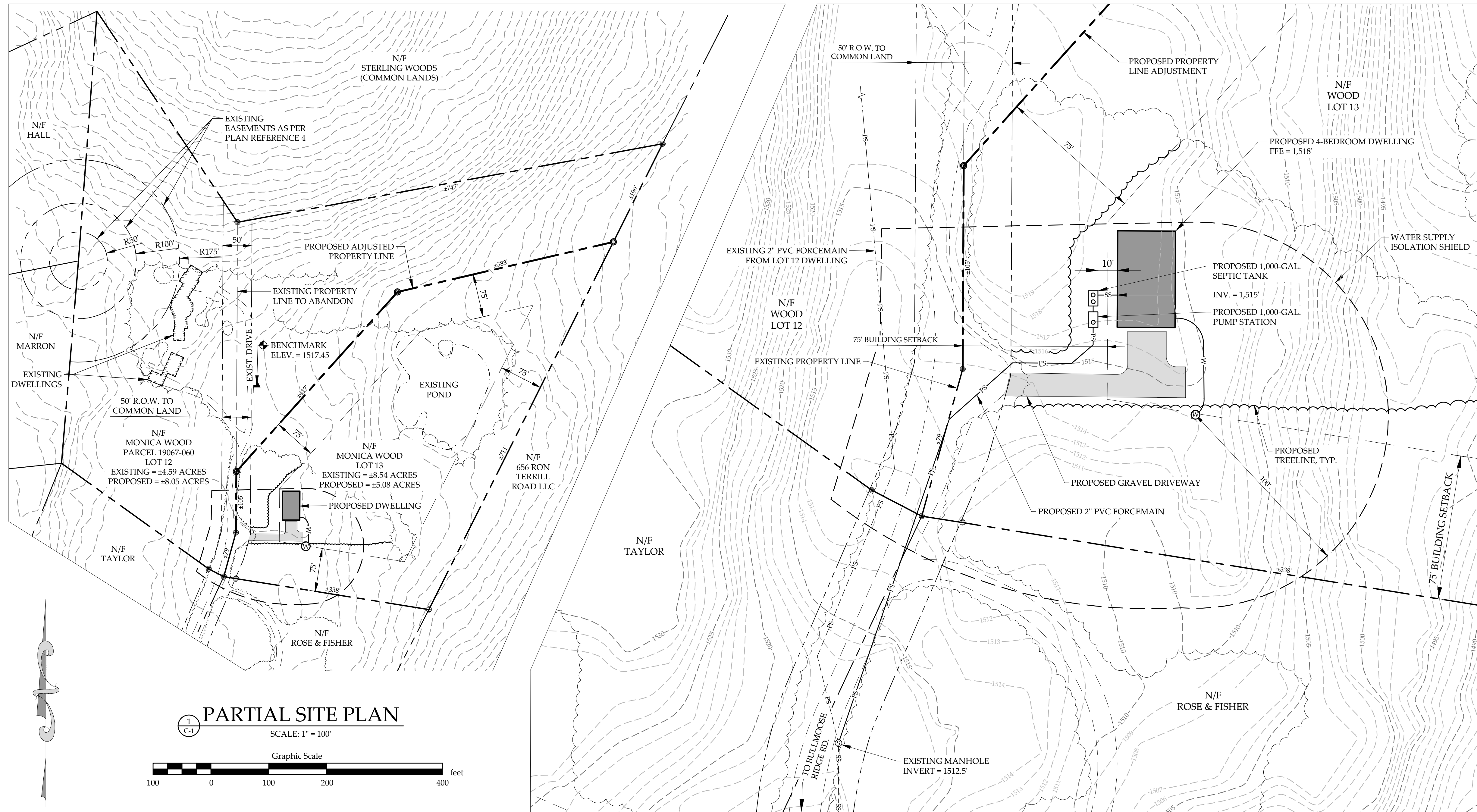
1" = 100'      Date: 2/19/2024      DWG# 24009

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE TOWN OF STOWE, VERMONT, AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

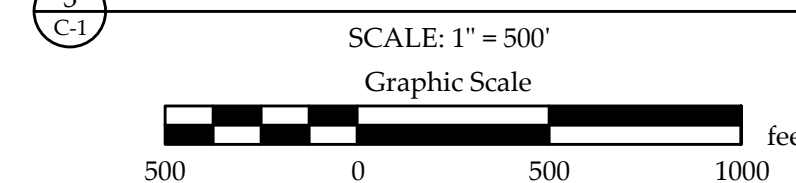
ATTEST: \_\_\_\_\_, TOWN CLERK

APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF STOWE, VERMONT, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_, CHAIRPERSON



**OVERALL SITE PLAN**



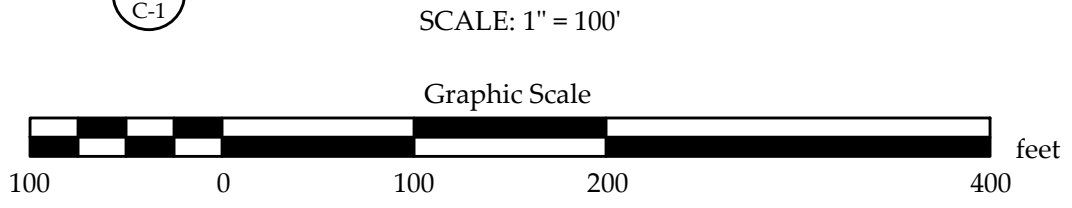
**PURPOSE OF PLAN:**  
 PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 12 AND 13 OF STERLING WOODS SUBDIVISION, WITH PROPOSED DWELLING ON ADJUSTED LOT B WITH PROPOSED ON-SITE WATER SUPPLY AND CONNECTION TO EXISTING SHARED WWDs.

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

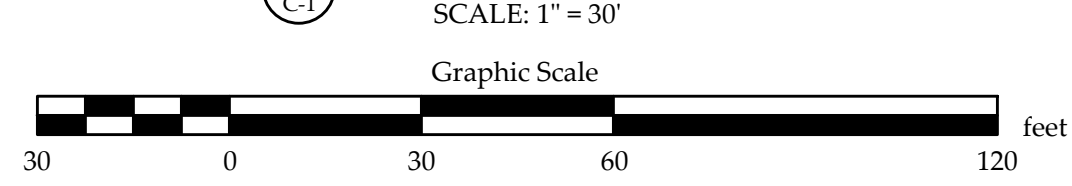
**OWNER OF RECORD:**  
 MONICA WOOD

LEGEND	
N/F	NOW OR FORMERLY OWNED BY
●	IRON PIPE / REBAR FOUND
○	REBAR TO BE SET
---	EXISTING PROPERTY LINE
- - -	ABUTTER PROPERTY LINE
- · - · -	PROPOSED PROPERTY LINE
- - - - -	EXISTING RIGHT OF WAY / EASEMENT
~ ~ ~	EXISTING TREE LINE
- · - · -	EXISTING CONTOUR
- - - - -	BUILDING SETBACK LINE
- · - · -	EDGE OF POND

**PARTIAL SITE PLAN**



**SITE PLAN**



**PLAN REFERENCES:**

- 1) TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 01-03-24.
- 2) PARCEL INFORMATION TAKEN FROM PLAN ENTITLED "STERLING WOODS COMMUNITY", (SHEETS 1 & 2), PREPARED BY PAUL H. HARRINGTON, DATED SEPTEMBER 1983.
- 3) EXISTING SEWER LINE INFORMATION TAKEN FROM PLAN TITLED "STERLING WOODS COMMUNITY ROADWAY AND UTILITY LAYOUT - PHASE II", (SHEET 3 OF 8), PREPARED BY CHARLES GRENIER CONSULTING ENGINEER, DATED 08-01-83.
- 4) PARCEL & SITE INFORMATION PROVIDED ELECTRONICALLY AND TAKEN FROM PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT, PROPERTY OF MONICA WOOD, 452 STERLING WOODS ROAD, STOWE, VT", PREPARED BY GILSON LAND SURVEYING, INC., DATED 2/19/2024, DWG #24009.

**NOTES:**

- 1) THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #4. 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.
- 3) THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.

<b>SITE PLAN</b> MONICA WOOD 452 STERLING WOODS ROAD STOWE, VERMONT		
 46 HUTCHINS STREET MORRISVILLE, VT 05661 WWW.MUMLEYENGINEERING.COM COPYRIGHT © 2024 - MUMLEY ENGINEERING, INC.	PROJECT NO.....23116 DRAWN BY.....WEH/TSW CHECKED BY.....TRM SCALE.....AS NOTED DATE.....03/08/24	SHEET NO. <b>C-1</b> 1 OF 1 SHEETS