

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 # 7450
 (To be assigned)
 Date Received: 8/14/24

Property Owner Information

Property Owner	Shaun Haviland
Mailing Street Address City, State and Zip	878 Luce Hill Road, Stowe, VT 05672
Telephone Number 802-233-9157	Email shaun.haviland@coxautoinc.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)	McCain Consulting, Inc. c/o George McCain
Mailing Street Address City, State and Zip	93 South Main St., Suite 1, Waterbury, VT 05676
Phone Number 802-244-5093	Email george@mccainconsulting.com

Property Information & Location

Physical Address	878 Luce Hill Road, Stowe
Tax Map ID	32020
Existing Use Residential	Proposed Use Residential

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

Construction a new garage with 2-bedrooms adjacent to the existing home. 2-bedrooms from the existing house will be removed to accommodate the bedrooms in the garage, and the new structure will connect to existing on-site water & sewer systems. Minimal tree cutting and grading around the new structure will occur, as the property is in the RHOD. Post-construction, the structure will not be visible from any off-site vantage points in town.

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 type="checkbox"/> Property Owner OR <input checked="" type="checkbox"/> Agent for Owner	Signature: <u>[Signature]</u> Date: <u>2024.08.14</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 checked="" type="checkbox"/>
Will over ½ acre of land be graded or disturbed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will the development create an additional ½ 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: 16'-4"* 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) 1,545 sf	\$0.30	\$463.50
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.) 395 sf	\$0.10	\$39.50
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:		\$ 503.00
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	\$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	
Fee:		\$ 250.00
Signs	\$70.00	
Fee:		\$
Recording Fees /Stowe Land Records (set by state law)		

Additional Recording Fee for decision notice	\$15.00/page	\$ 15
Additional Recording Fee for permit	\$15.00/page	\$ 15
Additional Recording Fee for Mylar	\$25.00/sheet	\$
Total Application Fee Including Recording		\$ 783.00

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.

List of Adjoining Landowners and Addresses
Shaun Haviland Property
878 Luce Hill Road, Stowe, VT

SPAN : 621-195-12557
PID : 32020

SPAN PID	Landowner(s) Name(s) Mailing Address
621-195-10961 32021	James Florance & Barbara Azzolina 100 Cedar Lake West Denville, NJ 07834
621-195-11844 32020-010	Patrick & Joseph Maloney 97 Summit Ave Quincy, MA 02170
621-195-11673 32012	Cordelia & Edward Ryan 153 Parker St. Norwell, MA 02061
621-195-11254 32019	Scott & Trecia Pallman-Hamilton 850 Luce Hill Road Stowe, VT 05672



CIVIL ENGINEERING
LAND SURVEYING
LAND USE PLANNING
PERMITTING

August 14th, 2024

Sarah McShane
PO Box 730
Stowe, VT 05672

Re: Application for Development in the RHOD
Haviland Property, 878 Luce Hill Road, Stowe, VT
McCain Project No: 44020

Dear Sarah,

Enclosed please find the following for the above referenced project:

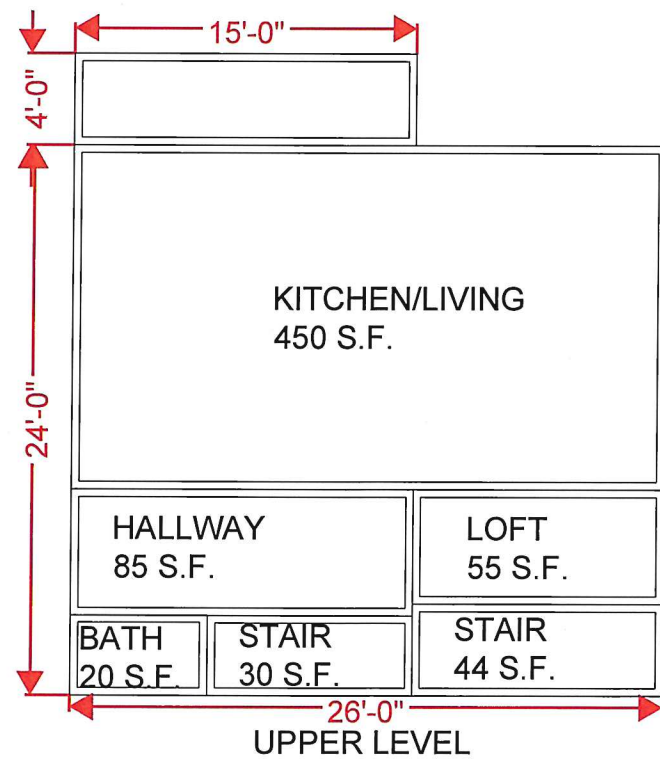
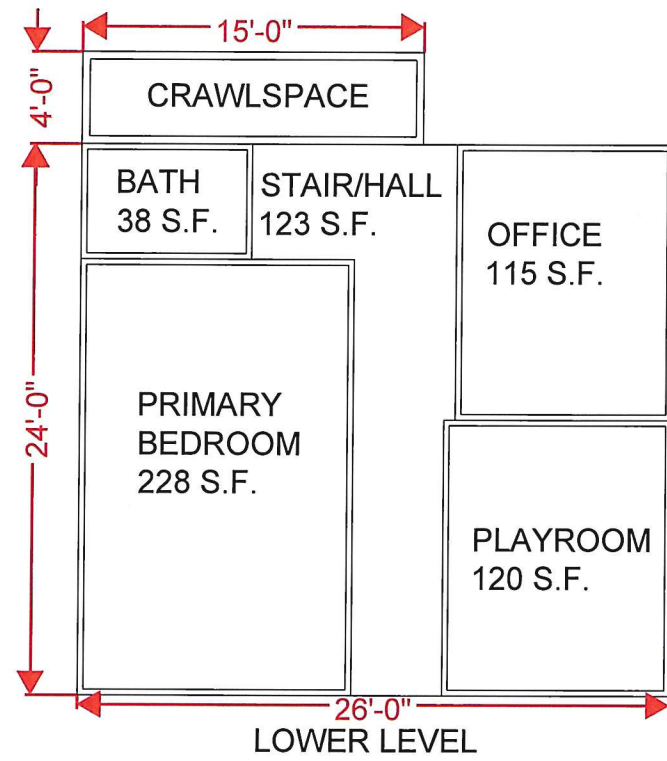
- Original Development Application and 8 copies.
- Application fee check in the amount of \$783.00 (seven hundred and eighty three dollars).
- Architectural footprint & elevations of the proposed structure.
- One full size copy and nine 11x17 copies of the Site Plans & Details, Sheets C-1, C-2, and C-3, dated August 13, 2024.

This application is for a proposed garage with living space above in the RHOD. The Site Plans depict the proposed clearing limits, which will be limited to approximately 50' beyond the proposed structure. The project will not result in any undue adverse impact to adjoining properties, as it will not be visible from any off-site vantage points. Please feel free to call with any questions you may have or if you need any additional information.

Sincerely,
McCain Consulting, Inc.

George McCain, Jr., P.E.

Enc.



HAVILAND PROPOSED FLOOR PLAN
 EXISTING STRUCTURE
 1/8" = 1'

Project Source Flanders 1-Light 7-in H Matte Black Dark Sky Outdoor Wall Light

★★★★★ 31

\$24.98

Add to Cart

What are you looking for today?

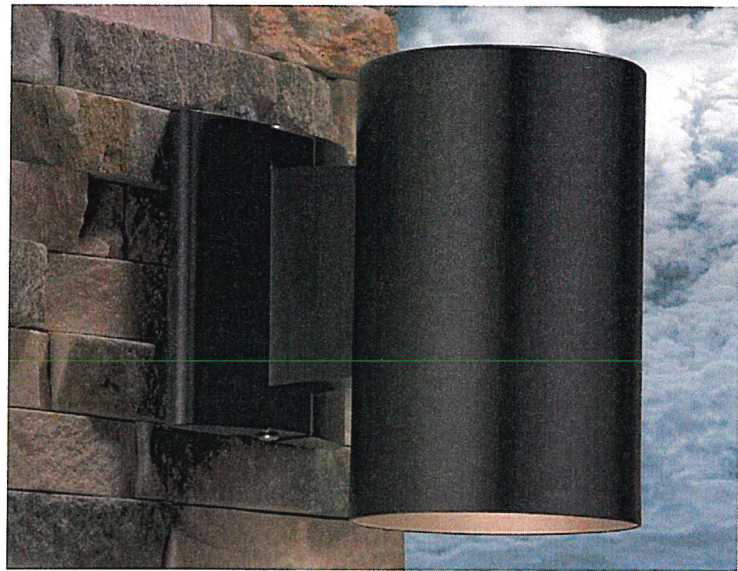
Essex Lowe's
Open until 10 PM

054



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and correct any errors, inaccuracies or omissions including after an order has been submitted.

Lighting & Ceiling Fans / Outdoor Lighting / Outdoor Wall Lights



Feedback




Project Source Flanders 1-Light 7-in H Matte Black Dark Sky Outdoor Wall Light

★★★★★ 31

\$24.98

- 4.5-In W x 7-in H x 7-in D
- ETL safety listing demonstrates this product has met minimum requirements of widely accepted product safety standards
- The casual design will compliment many styles
- Damp rated, ideal for entranceway lighting

CA Residents:  Prop 65 Warning(s) 

 **Prop65 Warning Label**
PDF

 **Installation Manual**
PDF

Specifications

General

Collection Name	Flanders	Light Color	Warm White
Color-Changing	No	Manufacturer Color/Finish	Matte black
Fixture Color Family	Black	Type	Wall Lantern
Fixture Finish	Matte		

Dimensions

Back Plate Height (Inches)	4.92	Fixture Width (Inches)	4.5
Back Plate Width (Inches)	4.65	Size	Small
Fixture Depth (Inches)	7	Weight (lbs.)	1.05
Fixture Height (Inches)	7		

Project Source Flanders 1-Light 7-in H Matte Black Dark Sky Outdoor Wall Light

\$24.98

★★★★★ 31

Dark Sky	Yes	Rust Resistant	Yes
Dimmable	Yes	Shape	Round
Dusk-to-Dawn Sensor	No	Style	Transitional
Fade Resistant	Yes	Two-Level Lighting	No
GFCI Outlet Included	No	Usage Rating	Wet rated
Glass Type	N/A	Warranty	3-year
Hardware Included	Yes	Wattage	0
Light Bulb Base Type	Medium base (E-26)	Wattage Equivalent	65
Light Direction	Down	Weather Resistant	Yes
Lowe's Exclusive	Yes	Weatherproof	Yes
Lumens	600	Works with Amazon Alexa	No
Material	Die-cast aluminum	Works with Android	No
Maximum Bulb Wattage	65	Works with Apple HomeKit	No
Maximum Fixture Wattage	65	Works with iOS	No
Motion Sensor	No	Works with SmartThings	No
Number of Bulbs Required	1	Works with the Google Assistant	No
Package Quantity	1		

Compatibility

Smart Compatible	No
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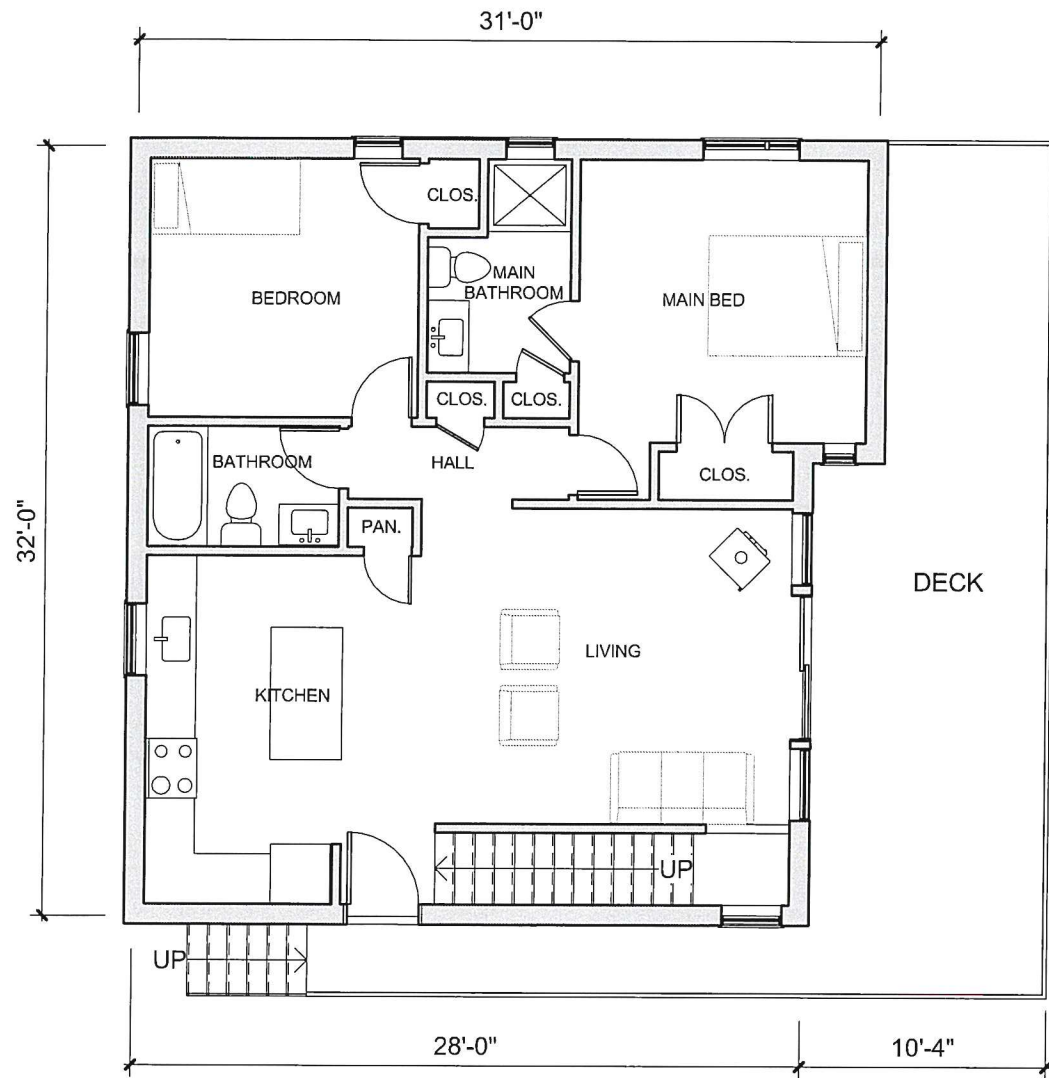
Certifications

CA Residents: Prop 65 Warning(s)	 Prop 65 WARNING(S) -	Safety Listing	ETL safety listing
ENERGY STAR Certified	No		

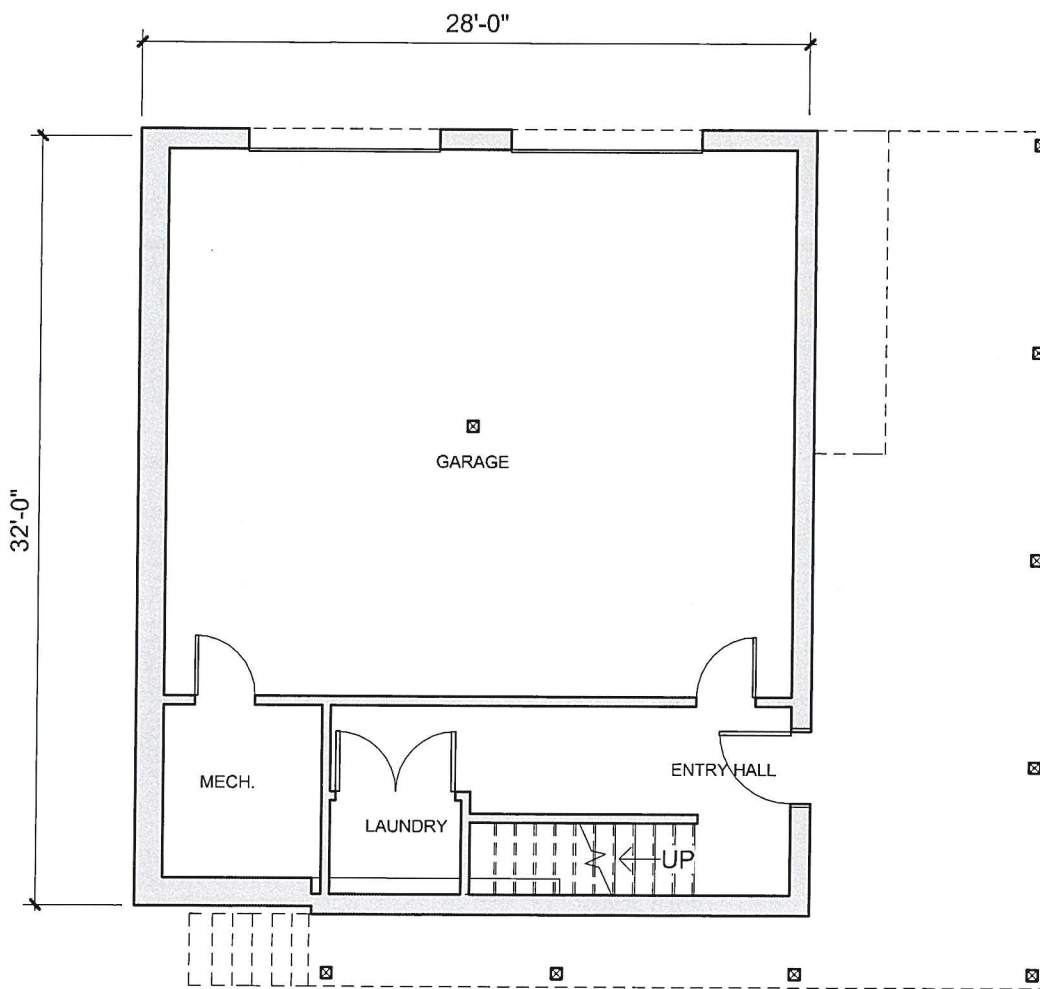
Miscellaneous

UNSPSC	3911600
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☰ Check out the [Best Selling Outdoor Wall Lights](#) on Lowes.com



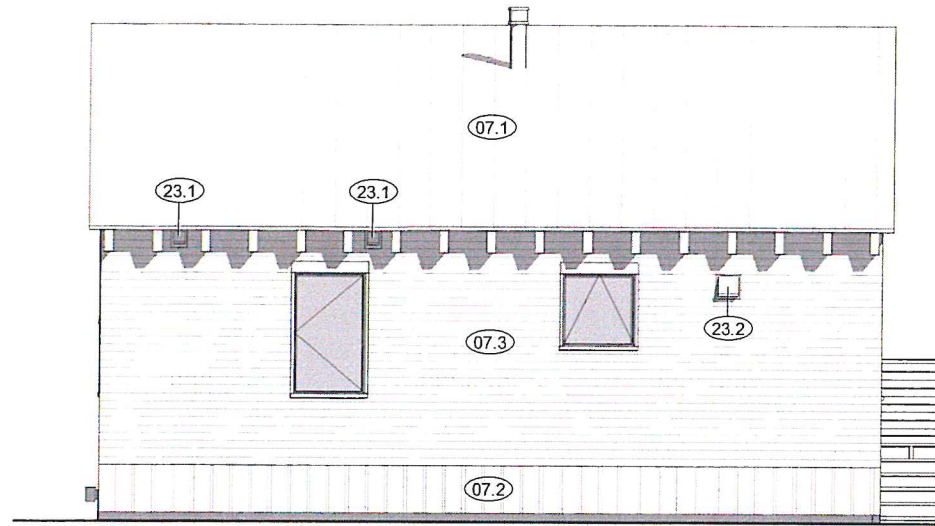
2 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



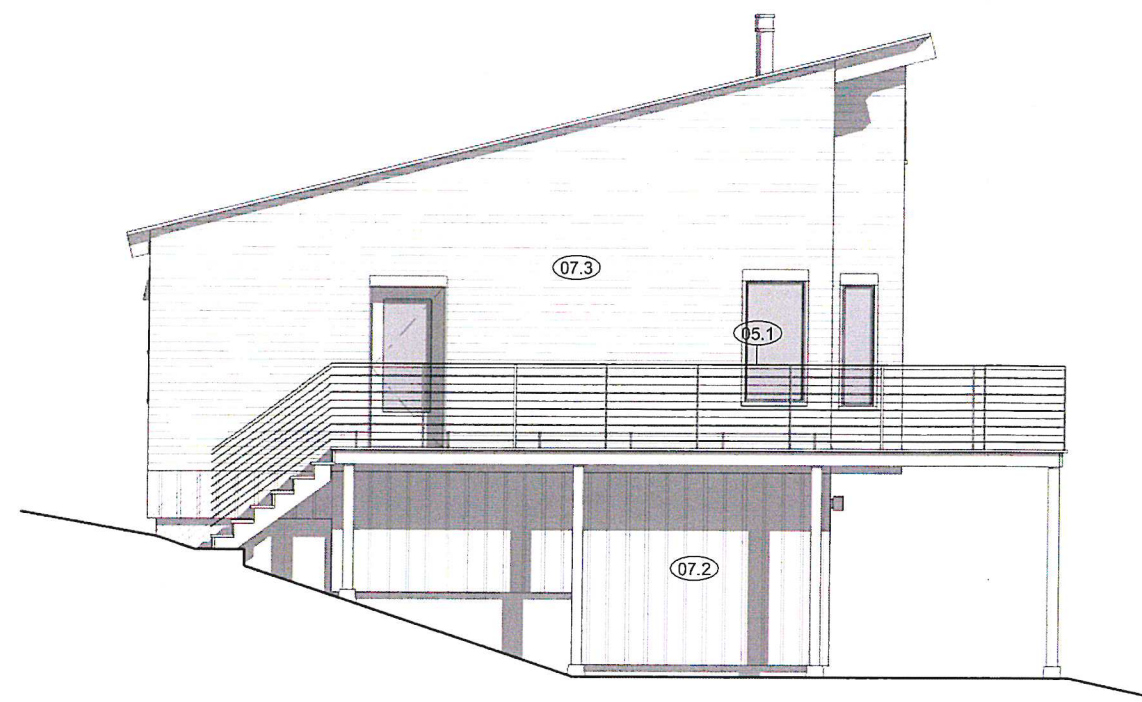
1 GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

ROOM AREAS	
ROOM	SF (NET)
ENTRY HALL	98 SF
MECH.	48 SF
GARAGE	599 SF
LAUNDRY	18 SF
KITCHEN	162 SF
LIVING	206 SF
PAN.	4 SF
BATHROOM	40 SF
BEDROOM	121 SF
MAIN BED	148 SF
CLOS.	6 SF
CLOS.	4 SF
CLOS.	4 SF
CLOS.	11 SF
MAIN BATHROOM	45 SF
HALL	29 SF
	1545 SF

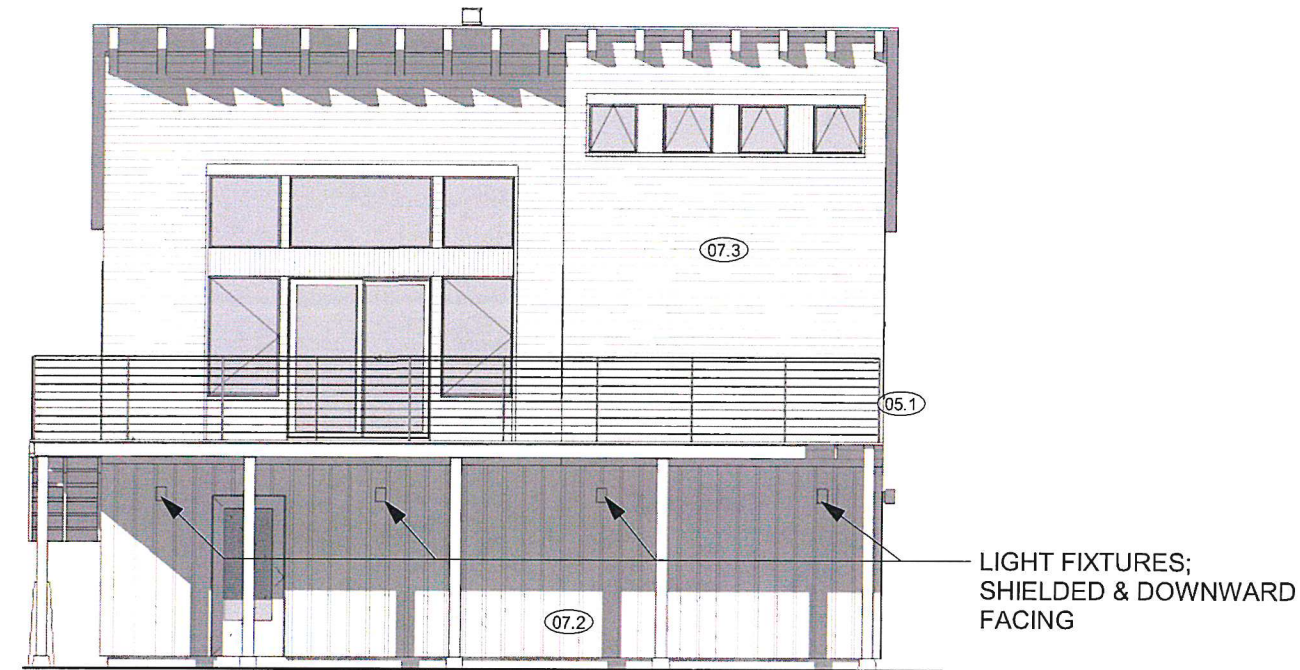
TOTAL NET SF	1,545 SF
REMOVE NON-LIVEABLE:	
GARAGE	599 SF
MECH.	48 SF
TOTAL LIVEABLE AREA	898 SF



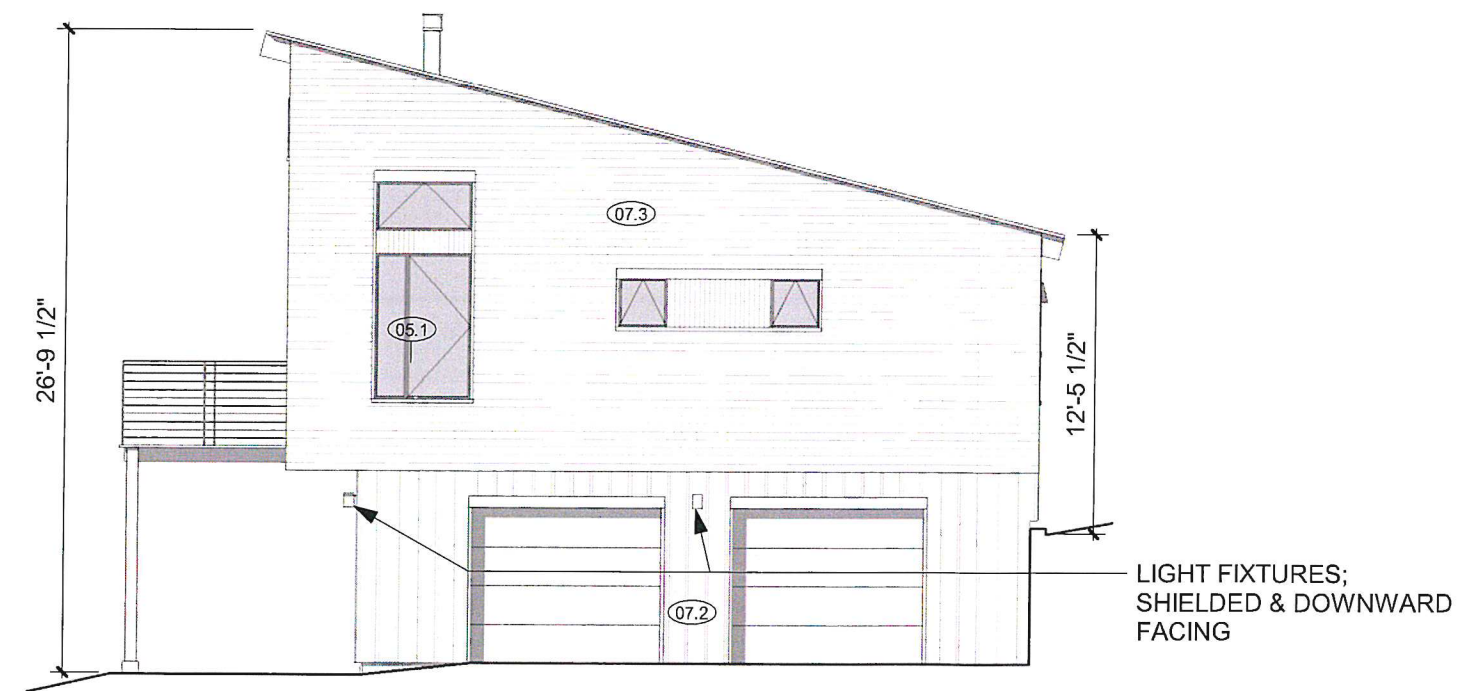
4 EXT ELEVATION - WEST
Scale: 1/8" = 1'-0"



3 EXT ELEVATION - SOUTH
Scale: 1/8" = 1'-0"

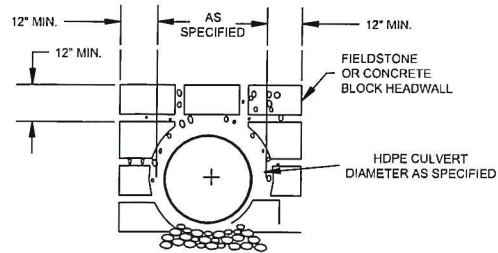


2 EXT ELEVATION - EAST
Scale: 1/8" = 1'-0"

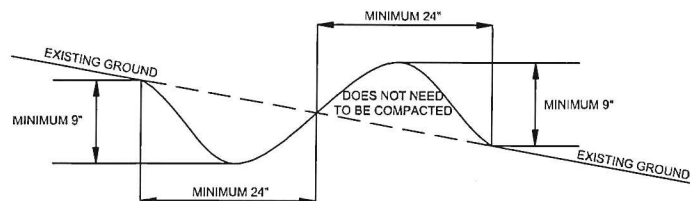


1 EXT ELEVATION - NORTH
Scale: 1/8" = 1'-0"

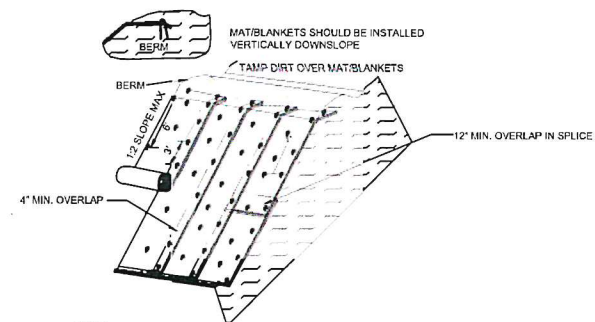
- KEYNOTES**
- 05.1 CABLE GUARDRAIL.
 - 07.1 24 GA STANDING SEAM METAL ROOFING WITH HEMMED EAVES AND RAKE.
 - 07.2 BOARD AND BATTEN WOOD SIDING; PRESTAINED.
 - 07.3 4" EXPOSURE WOOD CLAPBOARDS; PRESTAINED.
 - 23.1 ERV SUPPLY/EXHAUST GRILLES
 - 23.2 RANGE HOOD EXHAUST



**EROSION CONTROL NUMBER 6
CULVERT HEADWALL DETAIL
(NOT TO SCALE)**

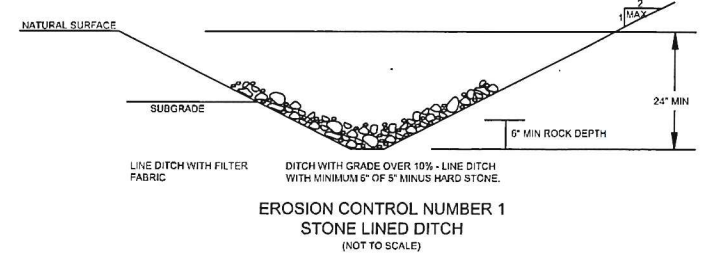


**EROSION CONTROL
NUMBER 9
DRAINAGE SWALE DETAIL
(NOT TO SCALE)**

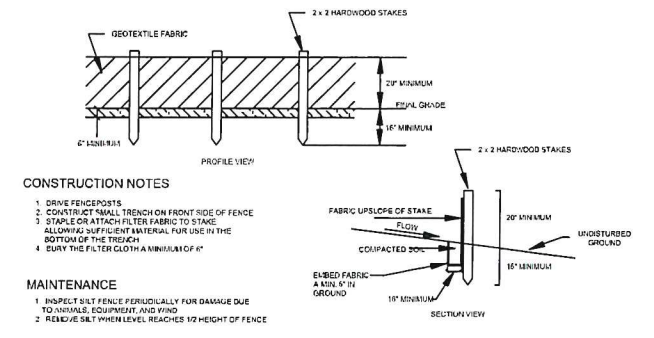


- NOTE:**
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH.
 3. USE 50% MORE STAPLES ON ENDS AND OVERLAPS.
 4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

**EROSION CONTROL MATTING DETAIL
(BIO-DEGRADABLE JUTE NETTING)
(FOR SLOPES STEEPER THAN 3:1)
(NOT TO SCALE)**



**EROSION CONTROL NUMBER 1
STONE LINED DITCH
(NOT TO SCALE)**



CONSTRUCTION NOTES

1. DRIVE FENCEPOSTS
2. CONTINUE TALL TRENCH ON FRONT SIDE OF FENCE
3. STAPLE OR ATTACH FILTER FABRIC TO STAKE
4. ALLOWING SUFFICIENT MATERIAL FOR USE IN THE BOTTOM OF THE TRENCH
5. EVERY THE FILTER CLOTH A MINIMUM OF 4"

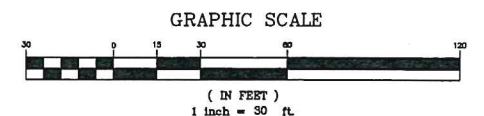
MAINTENANCE

1. INSPECT SILT FENCE PERIODICALLY FOR DAMAGE DUE TO WINDS, EQUIPMENT, AND WIND
2. REMOVE SILT WHEN LEVEL REACHES 1/2 HEIGHT OF FENCE

**EROSION CONTROL NUMBER 4
SILT FENCE DETAIL
(NOT TO SCALE)**

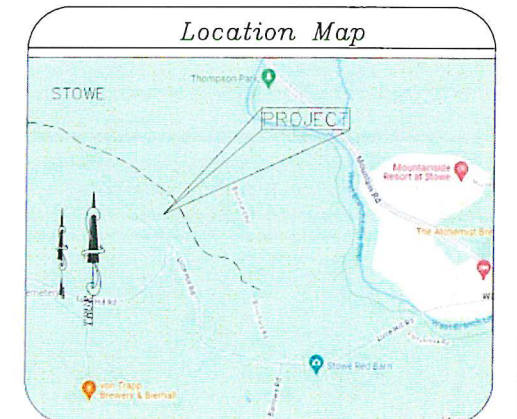
LEGEND

- △ TP-1 Traverse point
- ⊕ Proposed well
- ⊙ IPF Iron pipe found
- ⊙ IRF Iron rod found
- ⊙ PP Utility pole
- ⊙ Stone lined ditch
- ⊙ Silt fence
- ⊙ Culvert headwall
- ⊙ Diversion swale
- 100' --- 10' contours
- 2' --- 2' contours
- Existing tree line
- Property line
- Right of way line
- Culvert
- Water line
- Ditch/ drainage basin
- Proposed tree line



Topography by Total Station
Contour Interval 2'
Datum NAVD 88

Location Map



Project No. 44020
Owner of Record: Shaun Haviland
Acreage: 2± Acres
SPAN: 621-195-12557
Parcel No.: 32020-
Book/Page: 1025/305-306
Zoning District: RHOD

Setbacks:

The following are general setback distances that must be met unless otherwise authorized by the permitting authority and/or the consultant. This list does not necessarily include all required setback distances and the listed setback distances may not apply to all sites:

ITEM	LEACHFIELD	SEPTIC TANK	SEWER
DRILLED WELL	50	50	50
SEE PLAN	50	50	50
SPRING	75	75	75
LAKES, PONDS, IMPOUNDMENTS	50	25	25
RIVERS, STREAMS	50	25	10
PROPERTY LINE	25	10	10
ROADWAY, DRIVEWAY, PARKING LOTS	10	5	SEE PLAN
TREES	10	10	10
SERVICE WATER LINE	25	25	SEE PLAN

NOTE:
CONTRACTOR TO CONTACT DIG-SAFE
AND VERIFY THE LOCATION OF ALL
UTILITIES PRIOR TO CONSTRUCTION.



THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE FILING OF SURVEY PLATS.

**PRELIMINARY
NOT FOR CONSTRUCTION**

ENGINEER:
GEORGE N. MCCAIN Jr., P.E.
VT P.E. #2506

**SITE PLAN
SHAUN HAVILAND
PROPOSED GARAGE & ADU
878 LUCE HILL ROAD STOWE, VT**

SCALE: 1" = 30'
DESIGNED BY: GMjr PROJECT #44020
DRAWN BY: SJH / WF
CHECKED BY: GMjr

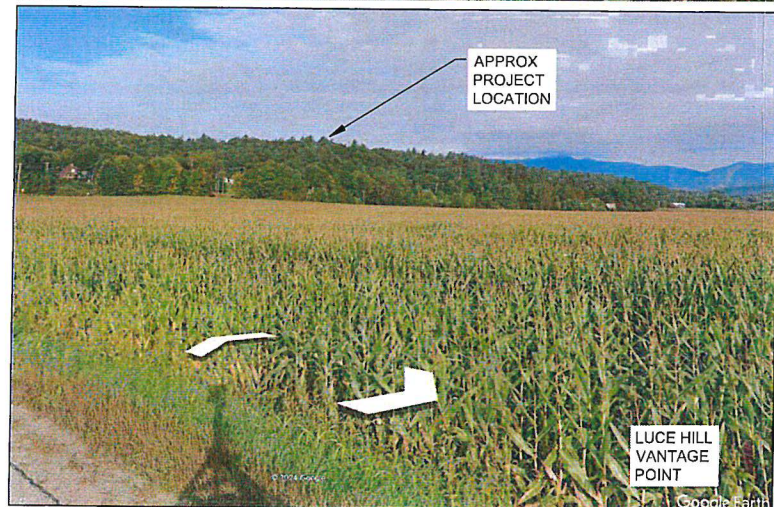
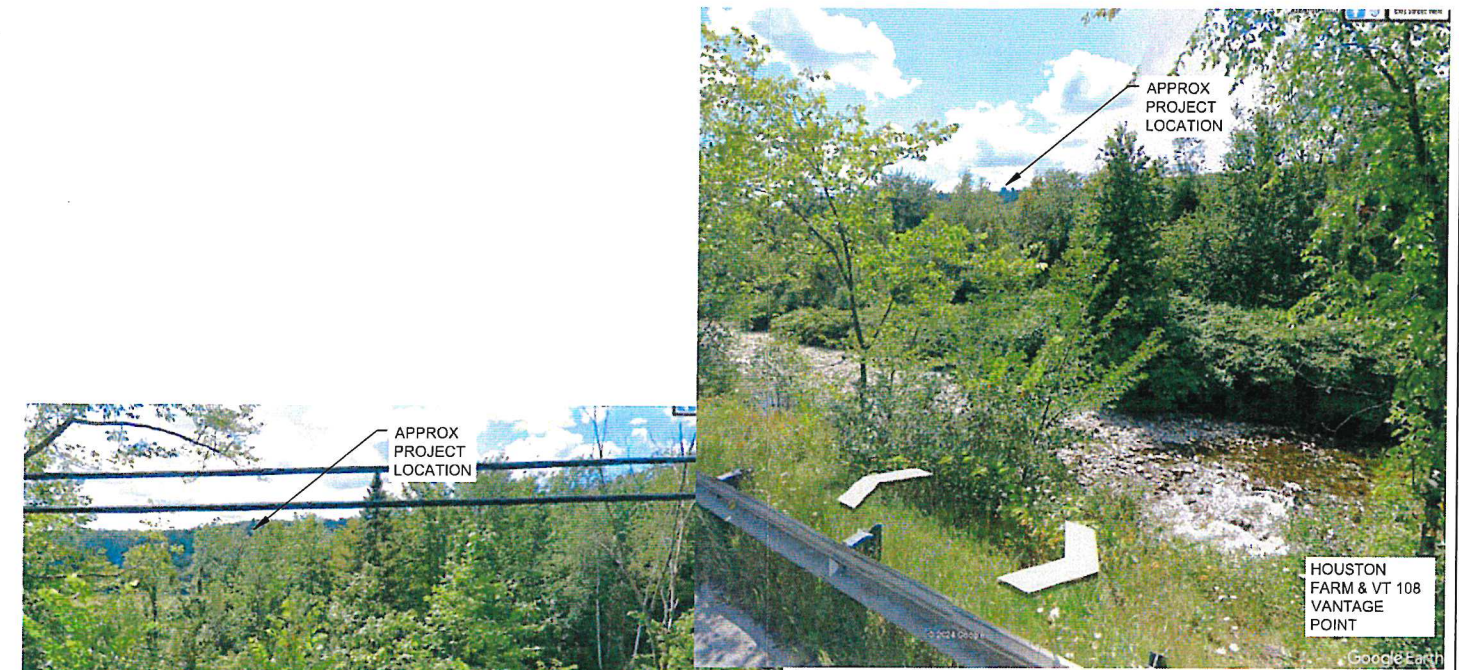
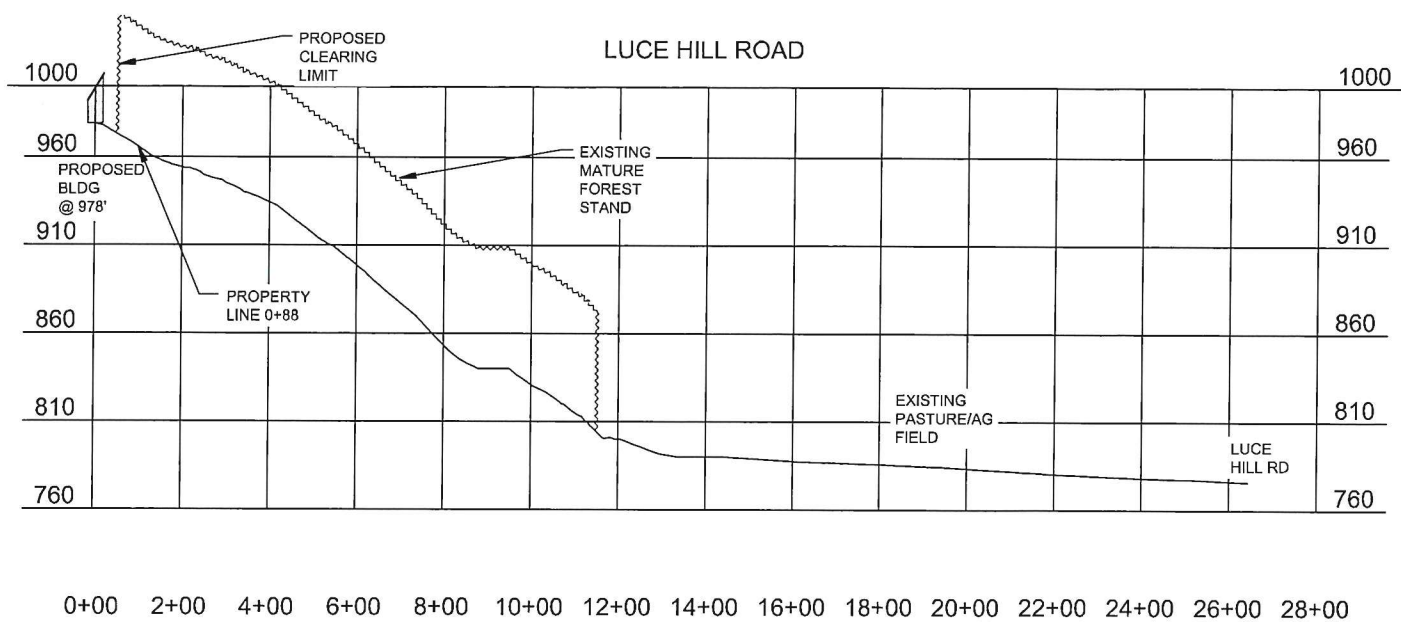
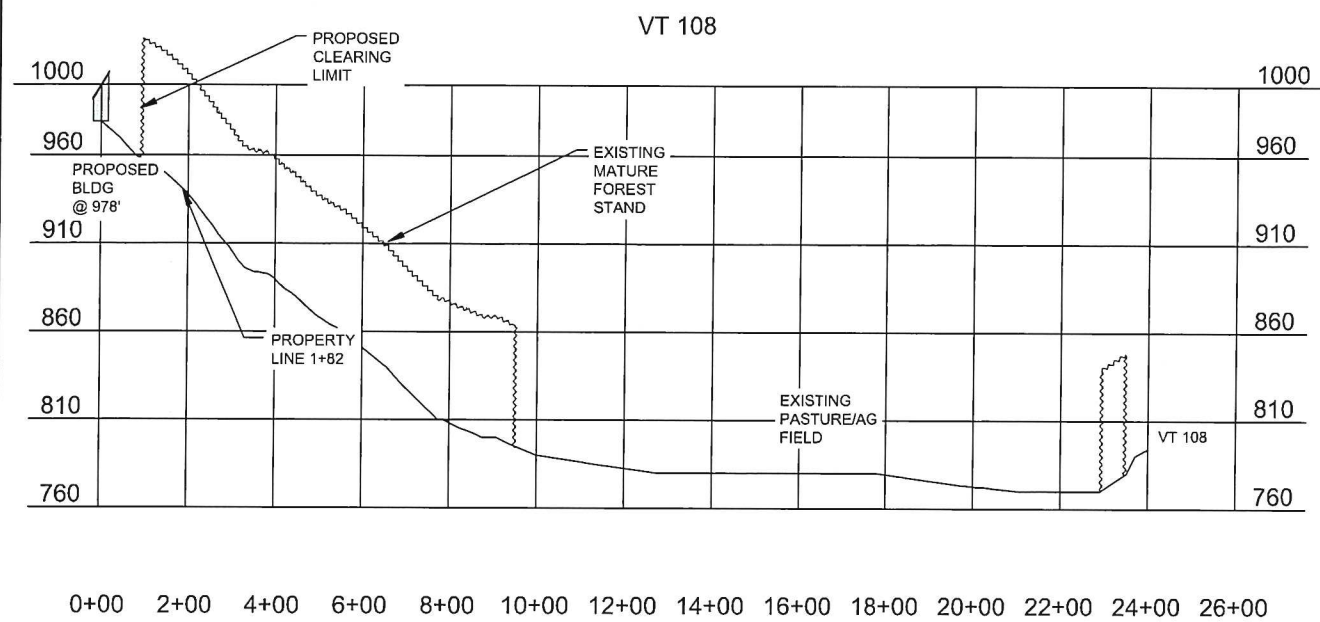
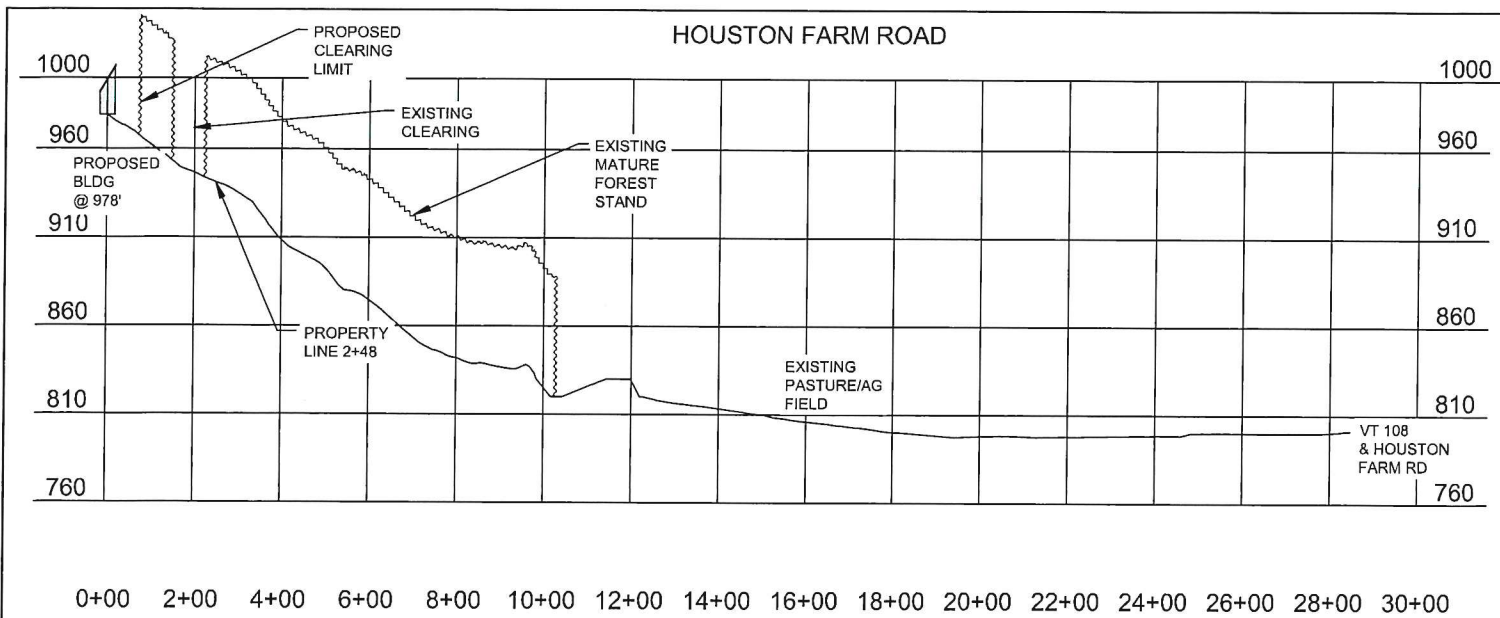
MCCAIN CONSULTING, INC.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

DATE: AUGUST 13, 2024

SHEET C-1



PRELIMINARY NOT FOR CONSTRUCTION	VIEWSHED PROFILES SHAUN HAVILAND PROPOSED GARAGE & ADU 878 LUCE HILL ROAD STOWE, VT	
	SCALE : AS NOTED DESIGNED BY: GMJ DRAWN BY: SHE / WF CHECKED BY: GMJ	PROJECT #44020 McCAIN CONSULTING, INC. 93 SOUTH MAIN STREET WATERBURY, VERMONT 05676
	ENGINEER:	DATE: AUGUST 12, 2024
	SHEET: 1 OF 1	



HORIZONTAL SCALE 1" = 200'
 VERTICAL SCALE 1" = 50'

PRELIMINARY
 NOT FOR CONSTRUCTION

ENGINEER:
 GEORGE N. MCCAIN Jr., P.E.
 VT P.E. 92508

VIEWSHED PROFILES
 SHAUN HAVILAND
 PROPOSED GARAGE & ADU
 878 LUCE HILL ROAD STOWE, VT

SCALE : AS NOTED
 DESIGNED BY: GMJ PROJECT #44020
 DRAWN BY: SH / WF
 CHECKED BY: GMJ

McCain Consulting, Inc.
 93 SOUTH MAIN STREET
 WATERBURY, VERMONT 05676

DATE: AUGUST 13, 2024

SHEET C-3