



**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	Janet B Adams Revocable Trust	
Mailing Street Address City, State and Zip	893 Pucker St, Stowe VT 05672	
Telephone Number (802) 371-8591	Email willardvette@hotmail.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	893 Pucker St
Tax Map ID	07-048.000
Existing Use Mixed use	Proposed Use Mixed use

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

Proposed subdivision of existing ±106.98 acre parcel 07-048.000 into 4 lots, including proposed Lot 1 of ±78.82 acres to remain vacant with access from West Hill Road via proposed 50' ROW, proposed Lot 2A of ±13.31 acres to include existing dwellings at 819 and 893 Pucker Street and barn buildings, proposed Lot 2B of ±12.06 acres to remain vacant, and proposed Lot 3 of ±2.78 acres to remain vacant

**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: <i>Janet B. Adams</i> Date: 7/18/2024
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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: <u>N/A</u>	# Bathrooms:	# Bedrooms:	# Kitchens:
New Rooms: <u>N/A</u>	# 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	
<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	
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) <b>4 Lots</b>	\$150.00	\$600.00
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>	\$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	\$
Additional Recording Fee for Mylar	\$25.00/sheet	\$ 25.00
<b>Total Application Fee Including Recording</b>		<b>\$ 875.00</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 - REDUCED FOR RECORDING

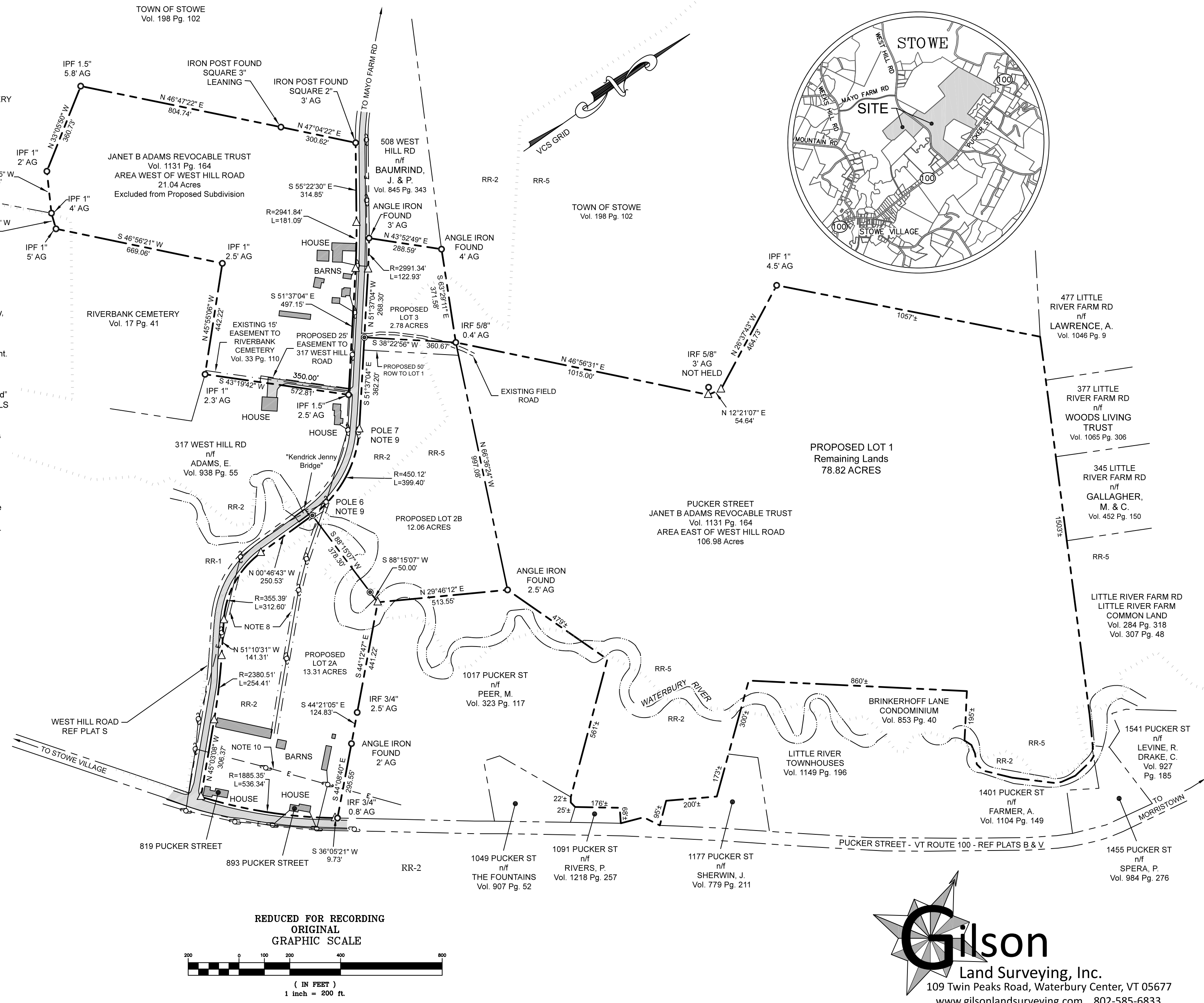
- Legend**
- SUBJECT PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - OTHER PROPERTY LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - EXISTING GRAVEL
  - EDGE OF RIVER
  - EXISTING ELECTRIC
  - ZONING DISTRICT BOUNDARY
  - IPF/CPF/ RBF/CRF ○ IRON PIPE/CAPPED PIPE/ REBAR/CAPPED REBAR FOUND
  - CRP ● CAPPED REBAR PROPOSED
  - △ CALCULATED POINT
  - ⊕ EXISTING UTILITY POLE
  - AG/BG ABOVE GRADE/BELOW GRADE
  - n/f NOW OR FORMERLY

**Survey Notes**

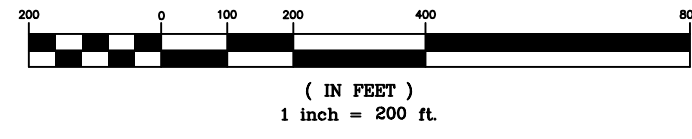
- Purpose of this survey is to depict a proposed subdivision of an existing parcel of land deeded to Janet B. Adams Revocable Trust by quitclaim dated June 14, 2021 recorded Volume 1131 Page 164 of the Town of Stowe Land Records. Volume 1131 Page 164 describes the land of Janet B. Adams Revocable Trust in eight parcels. It is the expressed intent of this survey to reconfigure these parcels into five parcels as shown. For the purposes of this survey, only Proposed Lots 2A, 2B, 3A and 3B were surveyed. See Reference Plat I for parcel geometry of Proposed Lot 1, Remaining Lands. Other neighboring property lines and buildings shown MAY be approximate only, and are shown for information purposes only.
- 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)).
- 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.
- This survey and certification do not constitute a guaranty of title.
- An effort has been made to identify record or observed easements, however easements may exist not depicted on this survey.
- 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.
- 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.
- Volume 1038 Page 305 grants a Utility Easement to Stowe Electric Department being 25' wide centered on the service line and equipment (including guy wires).
- Volume 509 Page 74 grants an Easement to Verizon New England, Inc. for Anchor Guy Locations on Private Property. The anchor guys are described as to be located 18 feet easterly of utility pole Nos. 6S and 7S that are located on the east side of West Hill Road.
- Pole line is Morrisville Water & Light. No record easement found.

**Referenced Plats and Plans**

- A. "Developmental Plan for Little River Townhouses", prepared by Little River Survey Company, LLC, dated November 2021, Map Book 24 Page 9, Map Slide 1261A.
- B. "Project Name: Stowe; Project Number: STPG SGNL(52)", dated October 2021, provided by Vermont Agency of Transportation, sheets 4-6.
- C. "Land of Charles F. & Anna L. Farmer", prepared by Little River Survey Company, LLC, dated July 2019, Map Book 23 Page 87, Map Slide 1250C.
- D. "Condominium Site Plan for Brinkerhoff Lane Condominium", prepared by Little River Survey Company, dated December 2012, Map Book 20 Page 53.
- E. "Boundary Line Agreement Between Lands of Donald Bourgeois and Travis M. Fitzgerald & Martin S. Fitzgerald", prepared by Little River Survey Company, LLC, dated September 2011, revised January 2012, Map Book 20 Page 10.
- F. "2 Lot Subdivision; Land of Leslie A. & Marion B. Peer", prepared by Little River Survey Company, LLC, dated December 2006, revised November 2009, Map Book 19 Page 3, Map Slide 1111C.
- G. "2 Lot Subdivision; Land of Leslie A. & Marion B. Peer", prepared by Little River Survey Company, LLC, dated December 2006, revised February 2007, Map Book 16 Page 135, Map Slide 1034C.
- H. "Land of Town of Stowe to Riverbank Cemetery", prepared by Little River Survey Company, LLC, dated June 2002, Map Book 13 Page 104, Map Slide 930B.
- I. "Map of Survey of Land Owned by Lester A. Adams, Jr. and Janet B. Adams" prepared by Russell Deming, dated December 1993, Map Book 10 Page 30, Map Slide 753B.
- J. "Agricultural PRD; Lots 3 through 15; Little River Farm", prepared by Little River Survey Company, dated January 1993, Map Book 9 Pages 78-79, Map Slides 721A & 721B.
- K. "Mayo Farm/Weeks Hill Meadows Agricultural Planned Residential Development", prepared by Brow Surveying, Inc., dated September 1989, Map Book 8 Page 47, Map Slide 636A.
- L. "Map of Survey Showing Field Evidence and Pertinent Deed Information Pertaining to Land and Residence Being Retained by Nelson W. Brinkerhoff", prepared by Russell Deming, dated December 1988, Map Book 6 Page 113, Map Slide 604A.
- M. "Robert Y. Justis", prepared by Glenn Towne, dated September 1985, Map Book 5 Page 62, Map Slide
- N. "Town of Stowe; Riverbank Cemetery", dated January 1981, Map Book 3 Page 112.
- O. "Plan of Land in Stowe, Vermont Property of Charles D. and Linda Mary Lord", prepared by J.P.R. Associates, Inc., dated December 1976, Map Book 1 Page 187, Map Slide 257B.
- P. "Plan of Land in Stowe, Vermont Being Conveyed by Theodore R. Barnett to Cecil E. Mayo & Earl C. Mayo, Jr." prepared by J.P.R. Associates, Inc., dated May 1975, Map Book 1 Pages 124 & 125, Map Slides 226B & 227A.
- Q. "Survey of House & Lot Reserved by H.A. Aronson", prepared by J. Phillips Rich, dated December 1967, Map Book B Page 91, Map Slide 860B.
- R. "The Portion of Aronson Home Place on the South Side of West Road", prepared by J.P. Rich Forestry Consultant, dated October 1965.
- S. "Plan Showing Easterly Boundary Line Between Mrs. Lola Wallace and West Hill Road", prepared by Webster-Martin Inc., dated 1962, Map Book A Page 50.
- T. "Riverbank Cemetery", prepared by Paul Bigelow, dated October 1957, Map Book A Page 23, Map Slide 12A.
- U. "Riverbank Cemetery", prepared by Paul Bigelow, dated October 1957, Map Book 7 Page 128, Map Slide 842A.
- V. "State of Vermont Highway; Project 116-D", dated September 1933, provided by Vermont Agency of Transportation, sheet 5.



REDUCED FOR RECORDING ORIGINAL GRAPHIC SCALE



**Gilson**  
Land Surveying, Inc.  
109 Twin Peaks Road, Waterbury Center, VT 05677  
www.gilsonlandsurveying.com 802-585-6833

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE 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

Rebecca Gilson, PLS

**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 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

VT LS 109314

**Proposed Subdivision**  
**Property of**  
**Janet B. Adams Revocable Trust**  
**893 Pucker Street**  
**Stowe, VT**

ORIGINAL SCALE 1" = 200'  
Date: 3/10/2024  
DWG# 24016



**PERMIT APPLICATION**  
**DRIVEWAY ENTRANCE PERMIT**  
**TOWN OF STOWE**  
**PUBLIC WORKS DEPARTMENT (PWD)**  
**PO Box 730**  
**Stowe VT 05672**

**OWNER/APPLICANT INFORMATION**

Property Owner:	Janet B Adams Revocable Trust		
Mailing Address:	893 Pucker St, Stowe VT 05672		
Phone Numbers:	Day: (802) 371-8591	Cell:	
Email Address:	willardvette@hotmail.com		

**CONTRACTOR/AGENT INFORMATION (if different from Owner):**

Contractor/Agent:	TBD		
Mailing Address:			
Phone Number:	Day:	Cell:	
Email Address:			

**PROPERTY INFORMATION:**

Physical Address of Property:	893 Pucker St		
Tax Map / Parcel Number:	07-048.000		

Owner/Applicant: <i>Janet B. Adams</i> _____ (Signature) 8/13/2024 _____ (Date)	Contractor/Agent: _____ (Signature) _____ (Date)
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**GENERAL CONDITIONS**

1. Permit Application Fee = \$100 (non refundable) payable to the Town of Stowe.
2. Provide a plan or sketch depicting the proposed driveway and stake the location in the field for inspection.
3. All Driveway Entrances shall comply with the VTrans. Standard Drawing B-71 reproduced on the reverse side of this permit.
4. Driveway Entrance construction shall be reviewed and approved by DPW prior to issuance of a Zoning Certificate of Occupancy.
5. Permit expires 2 years after date of approval if driveway entrance is not constructed.

**SPECIAL CONDITIONS**

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**PERMIT APPROVAL**

This Driveway Entrance Permit Application is hereby approved  
 subject to the General Conditions and Special Conditions noted herein

<b>HARRY SLEPARD</b> _____ (Name) <b>PUBLIC WORKS DIRECTOR</b> _____ (Title-Authorized Representative)	 _____ (Signature) <b>8/20/24</b> _____ (Date)
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