



Notice of DRB Decision
Town of Stowe Planning and Zoning Department
PO Box 730
Stowe VT 05672

You recently received approval for the project listed below from the Development Review Board. Attached is a copy of the DRB decision for your records. Any conditions of approval required to issue a zoning permit have been met and your zoning permit will be issued without any further action required from you.

Please contact the Planning and Zoning Department at 253-6141 if you have any questions.

APPLICATION INFORMATION

Project Number 7810
Application Date 4/15/2026
Physical Location 109 MAIN ST
Map ID 7A-046.000 **Tax ID** 01046
Project Description REPLACE THE EXISTING COVERED PORCH/DECK AT THE FRONT OF THE PUBLIC HOUSE. WORK INCLUDES NEW COLUMNS, DECKING, GUARDRAILS AND RAILINGS, AND NEW STEPS. THE ROOF AND EXISTING FOOTPRINT WILL REMAIN
Owner 109 MAIN LLC
Applicant 109 MAIN LLC ADAM GLICK
Applicant Address PO BOX 728
STOWE VT 05672

APPROVALS ON RECORD

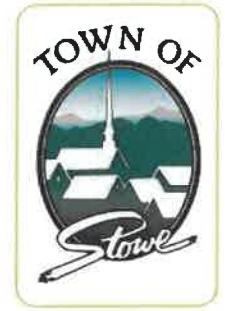
Action Taken	Date	End of Appeal Period	Expiration Date	
INCOMPLETE APP	4/17/2026			SEE EMAIL, FEES NOT PAID, APP NOT SIGNED
OTHER	4/23/2026			COMPLETE APP
DRB DECISION	6/4/2026	7/4/2026	7/4/2028	SEE DRB DECISION

Sarah McShane

Dept. of Planning Zoning

**TOWN OF STOWE
DEVELOPMENT REVIEW BOARD**

Findings of Fact & Conclusions of Law



PROJECT # 7810

SUBJECT PROPERTY 109 Main Street (Tax Map # 7A-046.000)

PROPERTY OWNER/APPLICANT

109 Main LLC
109 Main Street
Stowe, VT 05672

APPLICATION

The property owner and Applicant, 109 Main LLC (hereinafter referred to as the “Applicant”), seeks approval to rehabilitate the covered porch located on the historic building known as the Lackey House at 109 Main Street. The proposed work includes minor modifications to the porch railings and stairs, along with in-kind repair and replacement of deteriorated decking, columns, and lattice elements. The application was reviewed by the Development Review Board (DRB) under the Town of Stowe Zoning Regulations (the “Zoning Regulations”) (effective January 31, 2024) for the purpose of design review. The DRB’s findings and conclusions are as follows.

REVIEW PROCESS

(Application materials, hearing notices, meeting minutes on file at the Stowe Town Office.)

A development application was filed by Applicant 109 Main LLC on April 15, 2026. The application was accepted as administratively complete by Town of Stowe Zoning Administrator Sarah McShane and referred to the DRB for a public hearing. A public hearing of the DRB was scheduled for June 2, 2026 and warned by the Zoning Administrator in accordance with §2.14 of the regulations and 24 V.S.A. §4464. The hearing notice was published in the Stowe Reporter on May 14, 2026. The Applicant notified adjoining landowners and submitted the Certificate of Service on May 18, 2026.

The public hearing to consider the application convened on June 2, 2026 at the Akeley Memorial Building, 67 Main Street, with remote participation available through Zoom. A quorum of the DRB was present. No *ex parte* communications or conflicts of interests were reported. Members who participated in the review included: Mary Black, David Kelly, Patricia Gabel, Chip Dillion, Scott Rank, and Scot Baraw. David Kelly served as Acting Chair. The DRB adjourned the hearing that evening, following the submission of testimony and evidence, marking the start of the 45-day period for the issuance of written findings and a decision.

INTERESTED PERSONS/PARTICIPANTS

In accordance with 24 VSA §4471, an interested person who has participated in a DRB proceeding may appeal a DRB decision rendered in that proceeding to the Vermont Superior Court Environmental Division. The following persons attended and participated in the hearing process, and may be afforded status as interested persons with rights to appeal:

1. Adam Glick
2. Graham Mink
3. Beth & Chris Oleks – Tennant in the building- 942 Mountain Road-

THE HEARING RECORD

The following materials were submitted in support of the application and entered into the hearing record:

1. Town of Stowe Development Application, dated 4/15/2026;
2. DRB Decision for Project 5340, dated 5/10/2016;

3. Site Plan C-2, prepared by Mumley Engineering, dated rev. 4/06/2023;
4. Drawing No. A1.0, Floor Plan and Elevations, prepared by Christian Carey Architect, P.C., dated 4/14/2026;
5. Proposed changes to Façade facing Main Street, no date; and
6. Signed Formal Historic Preservation Commission Recommendation, dated 5/20/2026.

FINDINGS OF FACT & CONCLUSIONS OF LAW

During its review of the application, the DRB made the following Findings of Fact & Conclusions of Law:

The application was reviewed by the DRB for conformance with applicable requirements including the following:

Town of Stowe Zoning Regulations (effective January 31, 2024)

- Section 2- Administration and Enforcement
- Section 3- General Regulations
- Section 6- Uses, Dimensional Requirements and Density
- Section 10- Stowe Historic Overlay District and Historic Buildings

SECTION 10- STOWE HISTORIC OVERLAY DISTRICT

1. The subject property is located within the Stowe Historic Overlay District, contains a historic building, and is therefore subject to design review under Section 10 of the Regulations.
2. The application was reviewed by the Historic Preservation Commission (HPC) on May 6, 2026, in which the Commission reviewed the project under the following applicable provisions of §10 including:
 - Section 10.11 – Standards for Alterations & Additions, and
 - Section 10.12 – Standards for Specific Building Details and Exterior Alterations, (4), Porches and Stairs, and (5), Trim.
3. Upon completion of their review, the HPC offered positive comments and recommend the DRB grant design review approval. The hearing record contains the Commission’s recommendation letter dated May 20, 2026.
4. Under normal circumstances, given the limited scope of the proposed work, the project would qualify for administrative review by the Zoning Administrator pursuant to §10.5(3). However, the application was referred to the DRB for review due to a condition of approval associated with Project # 5340, which requires DRB review and approval for any future alterations to the building’s street-facing (south) elevation.
5. On May 10, 2016, the DRB granted approval of Project #5340. The DRB’s decision included the following condition of approval:
 - 2. No Changes on the street (south) elevation are permitted without further review and approval by the Board*
6. The Zoning Administrator referred the application to the DRB because the project involves exterior alterations to the south building façade. Notwithstanding the prior condition of approval, the Regulations would typically allow this type of minor project to be reviewed administratively by the Zoning Administrator following review and recommendation by the HPC.
7. The Zoning Administrator requested clarification from the DRB as to whether projects of this limited scope were intended to require additional DRB review, or if the condition should be amended or clarified to better reflect the Board’s intended review process moving forward.
8. The Applicant proposes to construct and install taller porch railings and new stairs with attached handrails on each side of the stairs to bring the covered porch up to required building code. These are the only design elements which are proposed to be altered. The remaining components of the project are proposed to be

repaired or replaced in kind and are therefore considered routine maintenance exempt from review under §10.4(1)(B). These repairs and replacements will not result in any change to the structure's design, materials, composition, type, or overall appearance.

Conclusion: Based on the foregoing findings, the DRB concludes that the proposal complies with the applicable design review standards set forth in §10. The DRB declines to clarify or amend the prior condition of approval associated with Project #5340 at this time, as the Board has not reviewed the hearing record for that application and therefore lacks sufficient context regarding the original purpose and intent of the condition. Consistent with current practice, future applications subject to this condition shall continue to be evaluated by the Zoning Administrator, who will make determinations based on the information available at the time of review and in accordance with the applicable provisions of the Regulations.

DECISION

Based upon the foregoing findings of fact and conclusions of law articulated above, the DRB hereby approves the Applicant's request as described in the application dated April 15, 2026 and supporting plans and drawings, subject to the following conditions of approval:

1. The project shall be completed, operated, and maintained in accordance with (a) the conditions of this approval and (b) the permit application, plans, and exhibits on file in the Town of Stowe Planning & Zoning Office and other material representations. Any change to the plans or the proposed use of the property shall be brought to the Zoning Administrator's attention, prior to its enactment, for a determination if an amendment is required. The Zoning Administrator is granted the authority to review and administratively approve non-material modifications to the approved plans upon finding that the proposed change or alteration would not have affected the decision made or any conditions if had been included in the plans as approved. The approved plans, amended herein, include:
 - a. Site Plan C-2, prepared by Mumley Engineering, dated rev. 4/06/2023;
 - b. Drawing No. A1.0, Floor Plan and Elevations, prepared by Christian Carey Architect, P.C., dated 4/14/2026;
 - c. Proposed changes to façade facing Main Street, no date;
2. All conditions of prior approvals, except as amended herein, remain in full force and effect.
3. A Certificate of Occupancy must be obtained from the Zoning Administrator prior to occupancy and use to ensure that the project has been completed as approved by the DRB, as required under §2.10.
4. These conditions of approval shall run with the land and are binding upon and enforceable against the permittee and his successors. By acceptance of this approval, the Applicant and his successors agree to allow authorized representatives of the Town of Stowe to access the property subject to this approval, at reasonable times, for purpose of ascertaining compliance with the conditions of approval.

Voting to approve: Mary Black, David Kelly, Patricia Gabel, Chip Dillion, Scott Rank, and Scot Baraw

Voting to deny: None

Dated at Stowe, Vermont this the 4th day of June 2026

By: 
David Kelly, Acting Chair

NOTICES:

1. In accordance with 24 V.S.A. § 4449(e), applicants are hereby notified that state permits also may be required prior to land subdivision or construction. The applicant should contact the DEC Permit Specialist for District #5 (802-505-5367) to determine whether state permits are required.
2. The applicant or another interested person may request reconsideration of this decision by the Development Review Board, including associated findings and conditions, within 30 days of the date of this decision by filing a request for reconsideration that specifies the basis for the request with the Secretary of the Development Review Board. Pursuant to 24 V.S.A. § 4470, the board may reject the request within 10 days of the date of filing if it determines that the issues raised have already been decided or involve substantially or materially the same facts by or on behalf of the appellant.
3. This decision may also be appealed to the Environmental Division of the Vermont Superior Court by the applicant or another interested person who participated in the proceeding before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Division Court Proceedings.
4. In accordance with 24 V.S.A. § 4455, on petition by the municipality and after notice and opportunity for hearing, the Environmental Division may revoke a permit based on a determination that the permittee violated the terms of the permit or obtained the permit based on misrepresentation of material fact.