

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 # (To be assigned)
Date Received:

Property Owner Information

Property Owner	David & Lee Bryan
Mailing Street Address City, State and Zip	
Telephone Number	Email

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	475 Tansy Hill Rd, Stowe VT 05672
Tax Map ID	10-064.000
Existing Use Residential	Proposed Use Residential

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

Amendment to previous Subdivision Permit Approval by DRB on 05-21-25 (Z-7519) for proposed residential development of Lot B.

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>David Bryan</u> Date: 12/23/2025
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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:

Zoning Permit Fees - Single & Two-Family Dwellings (Permitted Uses)	Fee/Sq. Ft.	Fee Required
Enclosed building spaces per sq. ft (heated & unheated)	\$0.36	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	\$0.12	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$72.00	
Minimum application fee for Single & Two-Family Dwellings/Permitted Uses	\$72.00	
Fee:		\$
Zoning Permit Fees - Conditional Uses (Commercial & Multi-Family Uses)	Fee/Sq. Ft.	Fee Required
Enclosed building spaces per sq. ft (heated & unheated)	\$0.48	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	\$0.30	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$120	
Administrative amendment by Zoning Administrator	\$90.00	
Fee:		\$
Development Review & Public Hearing Fees	Fee/Sq. Ft.	Fee Required
Appeal of Action of Zoning Administrator	\$300.00	
Variance or Dimensional Waiver	\$300.00	
Conditional Use Review	\$300.00	
Ridgeline & Hillside Overlay District (RHOD) Review	\$300.00	
Design Review (Single-Family & Two-Family Dwelling)	\$72.00	
Design Review (All other uses except Single-Family & Two-Family Dwelling)	\$300.00	
Subdivision Review (includes PRD's & PUD's)		
Preliminary Layout Application (base fee)	\$300.00	
Preliminary Layout (fee per unit or lot if equal to and/or more than 5 lots/units)	\$330.00	
Final Plat Application (base fee)	\$300.00	
Final Plat Application (additional fee per unit or lot if preliminary layout was not required)	\$180.00	
Minimal Alteration reviewed by Zoning Administrator	\$120.00	
Other subdivision applications/amendments requiring DRB approval	\$300.00	\$300
Fee:		\$
Signs	84.00	
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	\$ 25
Total Application Fee Including Recording		\$ 355

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.



February 12, 2026

Sarah McShane, Zoning Director and Administrator
Town of Stowe, Akeley Memorial Building, 67 Main Street, Stowe, VT 05672

Subject: Proposed Subdivision Amendment (Z-7519)
David & Lee Bryan, Lot B, Tansy Hill Road, Stowe, VT 05672

Project #24112

Dear Sarah,

Please find attached an application and proposed site plan to amend the previously approved subdivision of the lands of David & Lee Bryan on Tansy Hill Road to allow for the development of approved "Lot B". The previous subdivision approval included Lot A of ± 6.87 acres with the existing house at 475 Tansy Hill Road (new landowners), Lot B of ± 8.94 acres which was deemed a "deferred" lot by the Development Review Board (DRB), and Lot C of ± 34.6 acres which was also deemed a deferred lot. This application includes the various requirements of the Zoning rules for the DRB's consideration to approve development of Lot B.

Stowe Subdivision Regulations

The proposed development of Lot B will not create any undue adverse impacts on:

- *Character of land for subdivision:*
 - o Lot B is an existing parcel of land, as previously approved by the Bryan Subdivision project by the DRB. The land is of such character that it can be used for intended purposes without undue adverse impact on public health or safety, the environment, neighboring properties, or the rural and historic character of the community.
- *Natural and Scenic Features:*
 - o The development of Lot B has been designed to prevent any undue adverse impacts on: brooks, streams, water bodies, ground water resources and wetlands; prime agricultural soils, farmland resources and scenic meadowland; important forest resources; aesthetic resources and scenic vistas, including views onto and arising from subject property.
 - A "blue line" stream crosses the west portion of Lot B (downhill side)
 - The proposed development will maintain the appropriate 50' setback from the top of bank of the stream. There are no proposed impacts to the stream.
 - The property does not include any mapped Class 2 wetlands
 - There is no proposed tree clearing
 - Lot B includes Prime Ag soils: the proposed Lot 2 development will maintain a significant amount of land available for agricultural use.
- *Protection of Significant Wildlife Habitat and Natural Communities:*
 - o The property does not include any mapped Rare, Threatened, and Endangered Species.
 - o The property does not include any mapped significant natural communities.
 - o There is a mapped deer wintering area that includes portion of the eastern side of Lot B; the proposed residential dwelling is not expected to have undue adverse impacts on any deer wintering in the area.
 - o There is a low-level mapped habitat block (4 out of 10) around the west, south, and east sides of the property; the proposed residential dwelling is not expected to have undue adverse

impacts on any wildlife habitats in the area.

- *Historic Sites and Community Character:*
 - o As a proposed subdivision in a rural area, the Lot B development minimizes undue adverse impacts on the rural landscape as characterized by open fields, forested mountains and hillsides, and any visual impacts of views from existing roadways, adjacent properties, and offsite vantage points.
- *Reserved strips:*
 - o Not applicable.
- *Screening:*

The property is well screened with existing trees and vegetation from Tansy Hill Road and from Stagecoach Road.
- *Pedestrian Access:*
 - o Not applicable.
- *Traffic:*
 - o Lot B will be accessed via connection to the existing driveway from Tansy Hill Road, which connects to Stagecoach Road. Per ITE Trip Manual for a Single-Family residential dwelling, the development is expected to create 1 peak hour trip which will be easily absorbed by the existing adjacent roads and traffic.
- *Municipal Facilities:*
 - o Not applicable (on-site water supply and wastewater disposal system).
- *Lot Configuration:*
 - o Not applicable (existing parcel).
- *Building Zone:*
 - o The site plan includes a proposed building zone for Lot B and conforms with the applicable building setbacks for RR-5 zoning district.
- *Fire Protection Facilities:*
 - o The new house site will be appropriately accessible via a new driveway (connected from the existing driveway) from Tansy Hill Road, with an approximately 0% - 6% grade, minimum 12' width, and turn-around areas for emergency vehicles.
- *Disclosure of Subsequent Development Plans:*
 - o There are no subsequent development plans for this lot.
- *Private Enforcement Mechanisms:*
 - o The applicant requests that the DRB approval includes a condition that a Shared Driveway Maintenance Agreement be submitted prior to issuance of any Zoning Permits for construction on Lot B.
- *Utilities and Stormwater Management:*
 - o It is assumed that the Town of Stowe Electric department will be able to accommodate the utilities demands of Lot B.
 - o State and Town stormwater management design & permitting are not applicable because the total new impervious is less than a 1/2-acre.
 - Regardless, proposed development of Lot B will be constructed in a manner to

manage stormwater runoff for erosion prevention and sedimentation control, and to avoid any adverse impacts on neighboring lands.

- Typical erosion control measures, including silt fence, are shown on the Site Plan for Erosion Prevention and Sedimentation Control (EPSC), as well as Stormwater Construction Notes for all site construction.

Please let us know if you have any questions or comments.

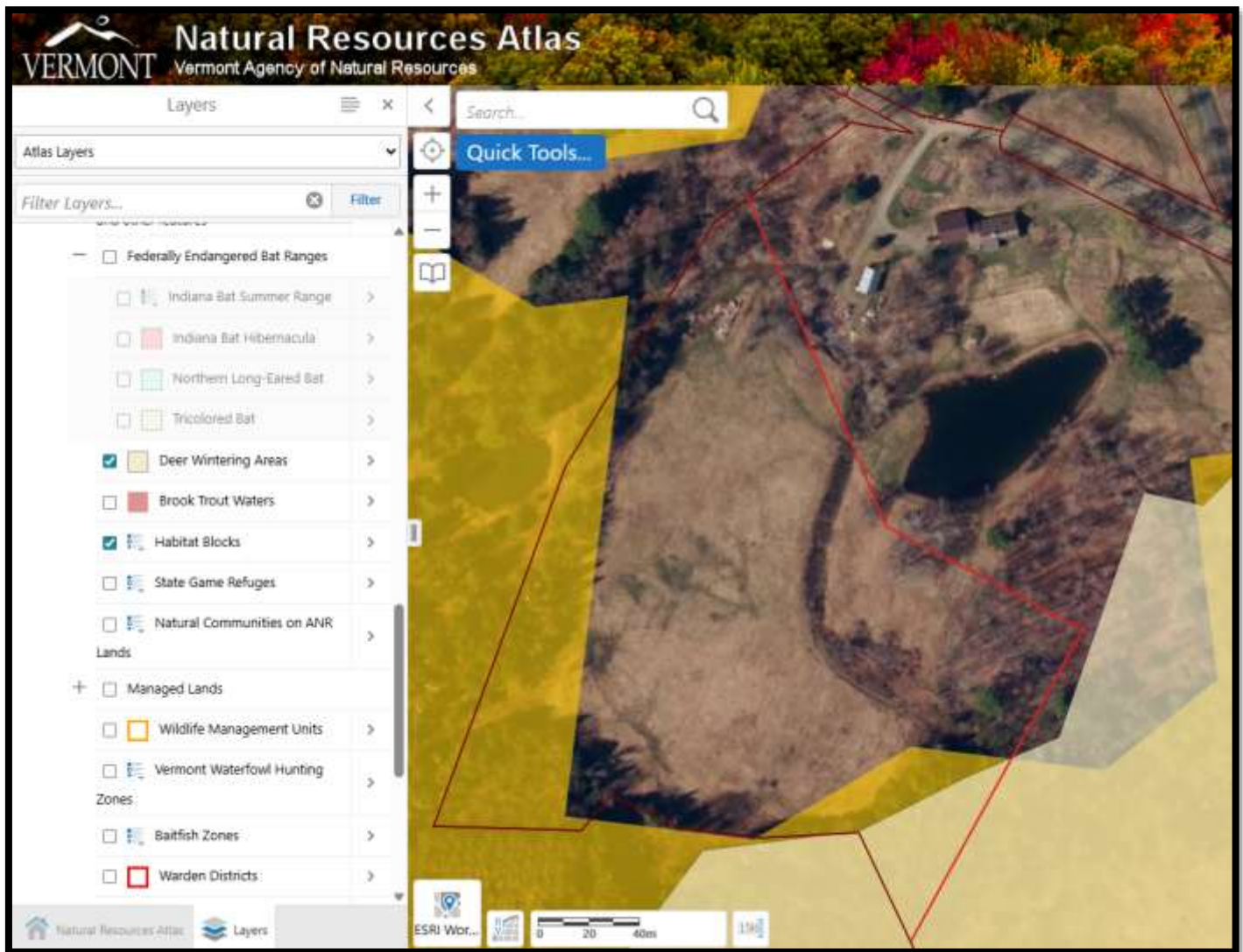
Sincerely,

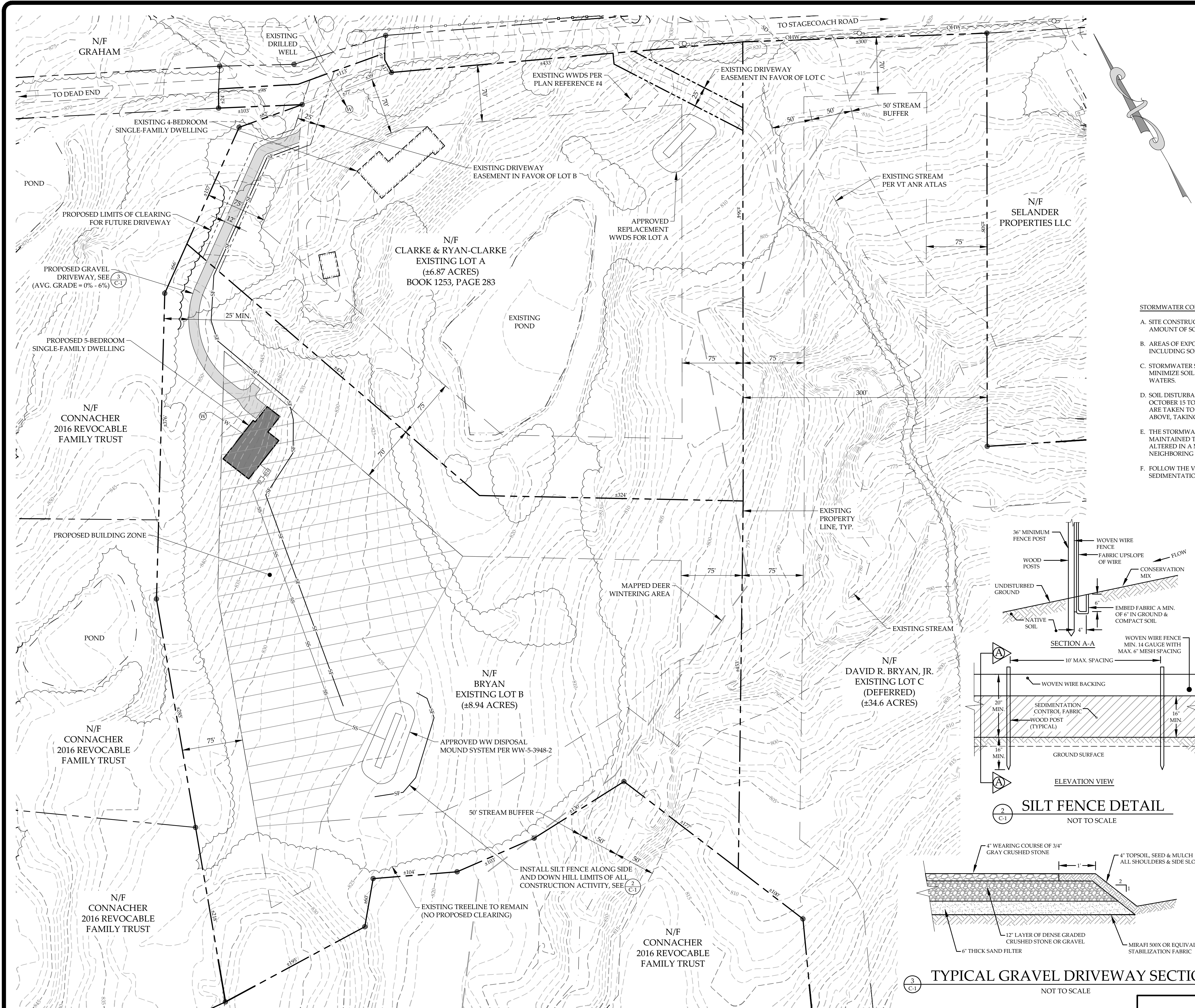
Tyler Mumley, P.E.



Mumley Engineering, Inc.

ANR Atlas map with "Deer Wintering" and "Habitat Block" layers shown:





LEGEND	
N/F	NOW OR FORMERLY OWNED BY
●	IRON PIPE / REBAR FOUND
○	CALCULATED POINT
○	REBAR TO BE SET
○	EXISTING UTILITY POLE
○	EXISTING DRILLED WELL
○	PROPOSED DRILLED WELL
---	EXISTING PROPERTY LINE
---	ABUTTER PROPERTY LINE
---	EXISTING OVERHEAD WIRES
---	EXISTING RAIL FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	EXISTING WATER LINE
---	EXISTING GRAVITY SEWER LINE
---	EXISTING PRESSURE SEWER LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED WATER LINE
---	PROPOSED GRAVITY SEWER LINE
---	PROPOSED PRESSURE SEWER LINE
---	BUILDING SETBACK LINE
---	EDGE OF POND
---	DEER WINTERING AREA
---	PROPOSED BUILDING ZONE



SITE LOCATION MAP
NOT TO SCALE

STORMWATER CONSTRUCTION NOTES:

- SITE CONSTRUCTION WILL BE CONDUCTED IN A MANNER THAT KEEPS THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME TO A MINIMUM.
- AREAS OF EXPOSED SOIL THAT ARE NOT BEING ACTIVELY WORKED, INCLUDING SOIL THAT HAS BEEN STOCKPILED, WILL BE STABILIZED.
- STORMWATER SHALL BE CONTROLLED DURING CONSTRUCTION TO MINIMIZE SOIL EROSION AND TRANSPORT OF SEDIMENT TO SURFACE WATERS.
- SOIL DISTURBANCE SHALL NOT BE ALLOWED BETWEEN THE PERIOD OF OCTOBER 15 TO APRIL 15 UNLESS EROSION CONTROL MEASURES ARE TAKEN TO ENSURE COMPLIANCE WITH (A), (B) AND (C) AS NOTED ABOVE, TAKING INTO ACCOUNT WINTER AND SPRING CONDITIONS.
- THE STORMWATER DRAINAGE SYSTEM MUST BE CONTINUOUSLY MAINTAINED TO ENSURE THAT EXISTING DRAINAGE PATTERNS ARE NOT ALTERED IN A MANNER TO CAUSE AN UNDUE ADVERSE IMPACT ON NEIGHBORING PROPERTIES, TOWN HIGHWAYS OR SURFACE WATERS.
- FOLLOW THE VERMONT HANDBOOK FOR EROSION PREVENTION AND SEDIMENTATION CONTROL FOR LOW-RISK SITES.

PURPOSE OF PLAN (REVISED):

THE "BRYAN 3-LOT SUBDIVISION" WAS APPROVED BY DEVELOPMENT REVIEW BOARD (DRB) ON 05-25-25 (Z-7519). THIS PROPOSED PLAN INTENDS TO AMEND THE SUBDIVISION PERMIT TO INCLUDE PROPOSED DEVELOPMENT OF LOT B, INCLUDING ADDITION OF SITE PLAN CHANGES PER STATE PERMIT WW-5-3948-2.

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:

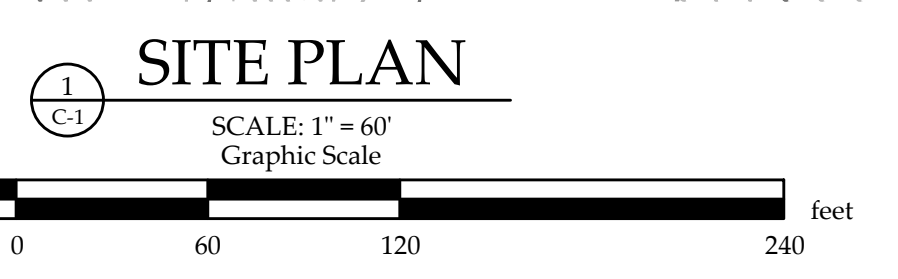
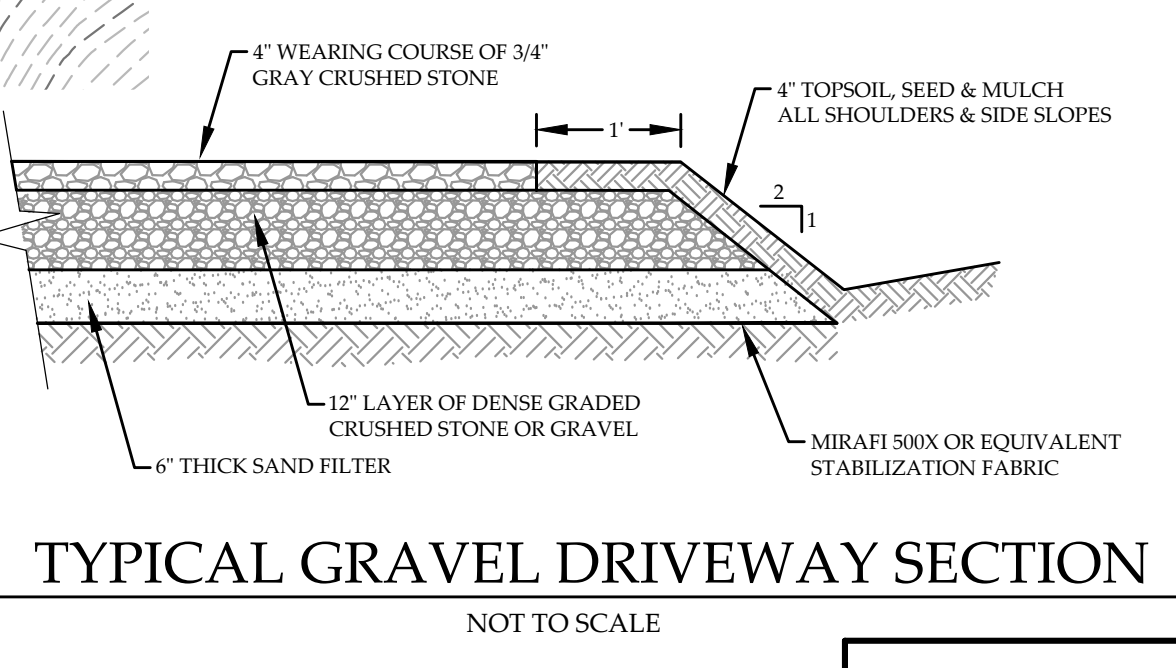
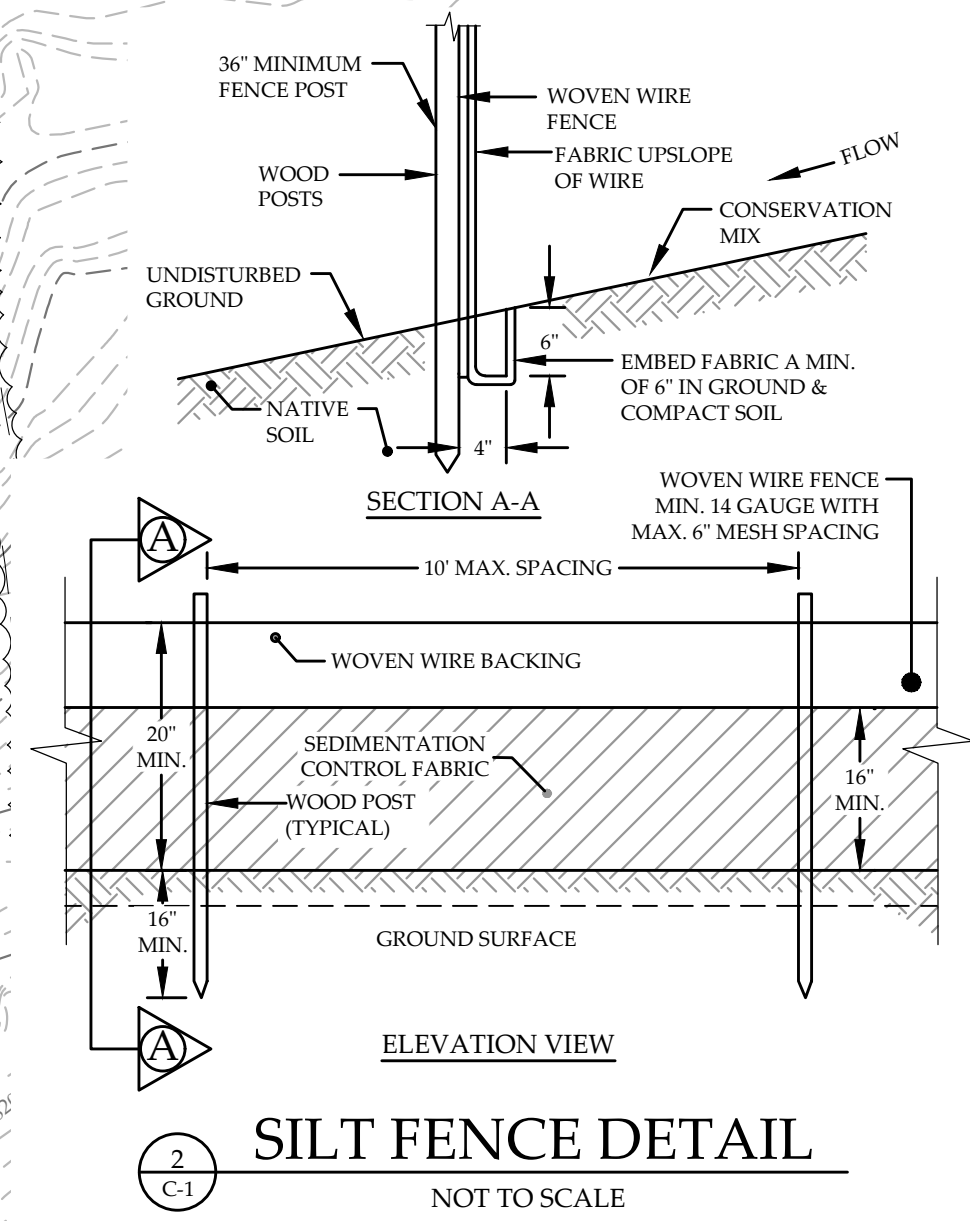
DAVID & LEE BRYAN
475 TANSY HILL RD
STOWE, VT 05672

PLAN REFERENCES:

- TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 09-04-24.
- PARCEL & SITE INFORMATION PROVIDED ELECTRONICALLY & TAKEN FROM PLAN ENTITLED "TWO LOT SUBDIVISION FOR LEE W. AND DAVID R. BRYAN, JR., 475 TANSY HILL ROAD, T.H. #12, STOWE, LAMOILLE COUNTY, VERMONT", PREPARED BY LITTLE RIVER SURVEY COMPANY, L.L.C., DATED SEPT. 2006, JOB 06395.
- PARCEL & SITE INFORMATION PROVIDED ELECTRONICALLY & TAKEN FROM PLAN ENTITLED "PROPERTY LINE ADJUSTMENT BETWEEN LEE W. AND DAVID R. BRYAN, JR. & THE MARY J. CONNACHER 2016 REVOCABLE FAMILY TRUST, 475 TANSY HILL ROAD, T.H. #12, STOWE, LAMOILLE COUNTY, VERMONT", PREPARED BY LITTLE RIVER SURVEY COMPANY, L.L.C., DATED AUG. 2018, JOB 14042.
- WATER, WASTEWATER & SITE INFORMATION TAKEN FROM PERMIT #WW-5-3948 ON PLAN ENTITLED "SITE PLAN, WASTEWATER DISPOSAL FACILITIES, FOR DAVID & LEE BRYAN, 475 TANSY HILL RD.", PREPARED BY LITTLE RIVER SURVEY COMPANY LLC, DATED SEPT. 2006.
- PARCEL INFORMATION TAKEN ELECTRONICALLY FROM LITTLE RIVER SURVEY COMPANY PROVIDED ON 12-23-25 AND TAKEN FROM PLAT ENTITLED "3 LOT SUBDIVISION FOR LEE W. AND DAVID R. BRYAN, JR., 475 TANSY HILL ROAD, TH #12, STOWE, LAMOILLE COUNTY, VERMONT", DATED MAY 2025, PREPARED BY LITTLE RIVER SURVEY COMPANY, L.L.C., AS RECORDED IN STOWE LAND RECORDS MAP BOOK 25, PAGE 44, ON 05-21-25.

NOTES:

- THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #5. 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.
- 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.
- 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.



EXISTING IMPERVIOUS (LOT A) = 0.24 ACRES
PROPOSED IMPERVIOUS (LOT B):
PROPOSED DRIVEWAY = 0.12 ACRES
PROPOSED HOUSE = 0.07 ACRES
TOTAL = 0.19 ACRES

DRIVEWAY STANDARDS:
PROPOSED DRIVEWAY SHALL FOLLOW
FIRE DEPT GUIDELINES:
- LESS THAN 15% GRADE
- 20' LONG APPROACH
- MIN. 12' WIDTH

DEVELOPMENT REQUIREMENTS:
PROPOSED NEW LOT SHALL RESULT IN LESS THAN 1/2-ACRE OF TOTAL
NEW IMPERVIOUS SURFACES. DEVELOPMENT OF THIS NEW LOT SHALL
PROVIDE FOR ADEQUATE STORMWATER DRAINAGE SYSTEMS TO ENSURE
THAT EXISTING DRAINAGE PATTERNS ARE NOT ALTERED IN A MANNER
TO CAUSE ANY UNDUE ADVERSE IMPACTS ON NEIGHBORING
PROPERTIES, TOWN HIGHWAYS, OR SURFACE WATERS.

SITE PLAN
DAVID & LEE BRYAN
"LOT B" - TANSY HILL ROAD
STOWE, VERMONT

46 HUTCHINS STREET
MORRISVILLE, VT 05661
WWW.MUMLEYENGINEERING.COM
COPYRIGHT © 2025 - MUMLEY ENGINEERING, INC.

PROJECT NO.24112
DRAWN BY.WEH
CHECKED BY.TRM
SCALE.1" = 100'
DATE.11/20/24

SHEET NO.
C-1
1 OF 1 SHEETS