



**Development Application**  
**Town of Stowe Planning & Zoning Department**  
 PO Box 730  
 Stowe, VT 05672  
 Telephone: (802) 253-6141

**Project #**  
 (To be assigned)

**Date Received:**

This form serves as an application for all requested zoning and subdivision reviews.

**Property Owner Information**

Property Owner: Carol Viola Breuer Living Trust and Matthew Breuer

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): Grenier Engineering, PC- John D. Grenier, PE

Mailing Street Address  
 City, State and Zip

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Property Information & Location**

Physical Address: 1244 Taber Hill, 200 Magoon Pasture Rd, 1530 Taber Hill

Tax Map ID: 07-189.000

Existing Use Residential: \_\_\_\_\_ Proposed Use Same as existing

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

To consolidate existing lots owned by Breuer on Taber Hill/Magoon Pasture Roads via lot line adjustment. Resulting Lots = 1244 Taber Hill Rd = 6.8 +/- acres. 200 Magoon = 18.1 +/- acres. 1530 Taber Hill Rd = 5.4 +/- acres. Remaining Lands Lot = 60.5 +/- acres. Project is in the RR2 and RR5 districts and minimum acreages, lot width, and setbacks are met. No new additional lots are created.

**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:  
 Property Owner OR  
 Agent for Owner

Signature: Matthew Breuer / Carol D. Breuer  
 Date: 3.3.2026 / 3-3-2024

**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 checked="" type="checkbox"/> No <input type="checkbox"/>

Maximum Bldg. Height: \_\_\_\_ \* 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: na	# Bathrooms: na	# Bedrooms: na	# Kitchens: na
New Rooms: na	# Bathrooms: na	# Bedrooms: na	# Kitchens: na

**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	
<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)	\$0.48	
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	
<b>Fee:</b>		<b>\$</b>
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	300.00
<b>Fee:</b>		<b>\$ 0</b>
Signs		
	84.00	
<b>Fee:</b>		<b>\$ 0</b>
<b>Recording Fees /Stowe Land Records (set by state law)</b>		

Additional Recording Fee for decision notice	\$15.00/page	\$ 15.00
Additional Recording Fee for permit	\$15.00/page	\$ 15.00
Additional Recording Fee for Mylar	\$25.00/sheet	\$ 25.00
<b>Total Application Fee Including Recording</b>		<b>\$ 355.00</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.townofstowevt.org/townclerk/](http://www.townofstowevt.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 \_\_\_\_\_

Permit Fee	\$	
Recording Fee	\$	
<b>TOTAL FEE</b>	\$	

Check # \_\_\_\_\_  Cash

Denied Date \_\_\_\_\_  
 Reason \_\_\_\_\_

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

**Comments/Conditions**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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



Sarah McShane  
Kyle Hansen  
Kayla Hedberg  
Town of Stowe  
Zoning Dept  
PO Box 730  
Stowe, VT 05672

March 6, 2026

RE: Proposed Boundary Line Adjustments- Matthew Breuer and Carol Viola Breuer Living Trust.  
1244 and 1530 Taber Hill Rd and 200 Magoon Pasture Rd.

Dear Stowe Zoning Dept,  
Please find enclosed a Town of Stowe development application, lot line adjustment site plan, and payment receipt for the required zoning fee for the project. The application and site plan are provided with additional copies as required.

Matthew Breuer and the Carol Viola Breuer Living Trust own the following lots off Taber Hill Rd and Magoon Pasture Rd:

200 Magoon Pasture Rd- Lot 6- 10.0+/- acres with existing residence  
Lot 7A- 13.2 +/- acres  
Lot 7B- 10.3 +/- acres

1244 Taber Hill Rd- Existing Lot- 1.8+/- acres  
Existing Lot- 0.10+/- acres  
Lot 7C- 2.28+/- acres

1530 Taber Hill Rd- Existing Lot- 53.2+/- acres with existing residence

As result of the proposed lot line adjustments, the resulting lots are proposed at:

200 Magoon Pasture Rd- 18.1+/- acres with existing residence  
1244 Taber Hill Rd- 6.8+/- acres  
1530 Taber Hill Rd- 5.4+/- acres with existing residence  
Remaining Lands- 60.5+/- acres

The project is located in the RR2 and the RR5 zoning districts. The proposed effort to consolidate the seven (7) existing lots into the proposed four (4) lots listed above results in conformance to the involved district's minimum standards for acreage, setbacks and lot width. The proposed lot widths, setbacks and areas are all included on the enclosed site plan. Also shown on the enclosed site plan



is 50' wide Right of Way (ROW) access across the lot at 1530 Taber Hill Rd for access to the remaining lands, as remaining lands will not have road frontage as result of the proposed adjustments.

Please note that there is no construction proposed with this project. It is to adjust the boundaries of the existing lots owned by the Breuer's.

In preliminary review with the zoning department for this project, it was determined that review by the Development Review Board (DRB) is required because changes to the involved lots are more than 20% change and therefore it does not qualify for minimal alteration as approvable by the zoning administrator.

In advance, thank you for your time in considering this proposal for lot line adjustments. We request that you please schedule this project for review with the DRB at the soonest possible date. Grenier Engineering, PC will be responsible for any follow up questions, referral notice, and notice to adjoining owners, so please ensure that Grenier Engineering, PC is copied on any correspondence related to this project.

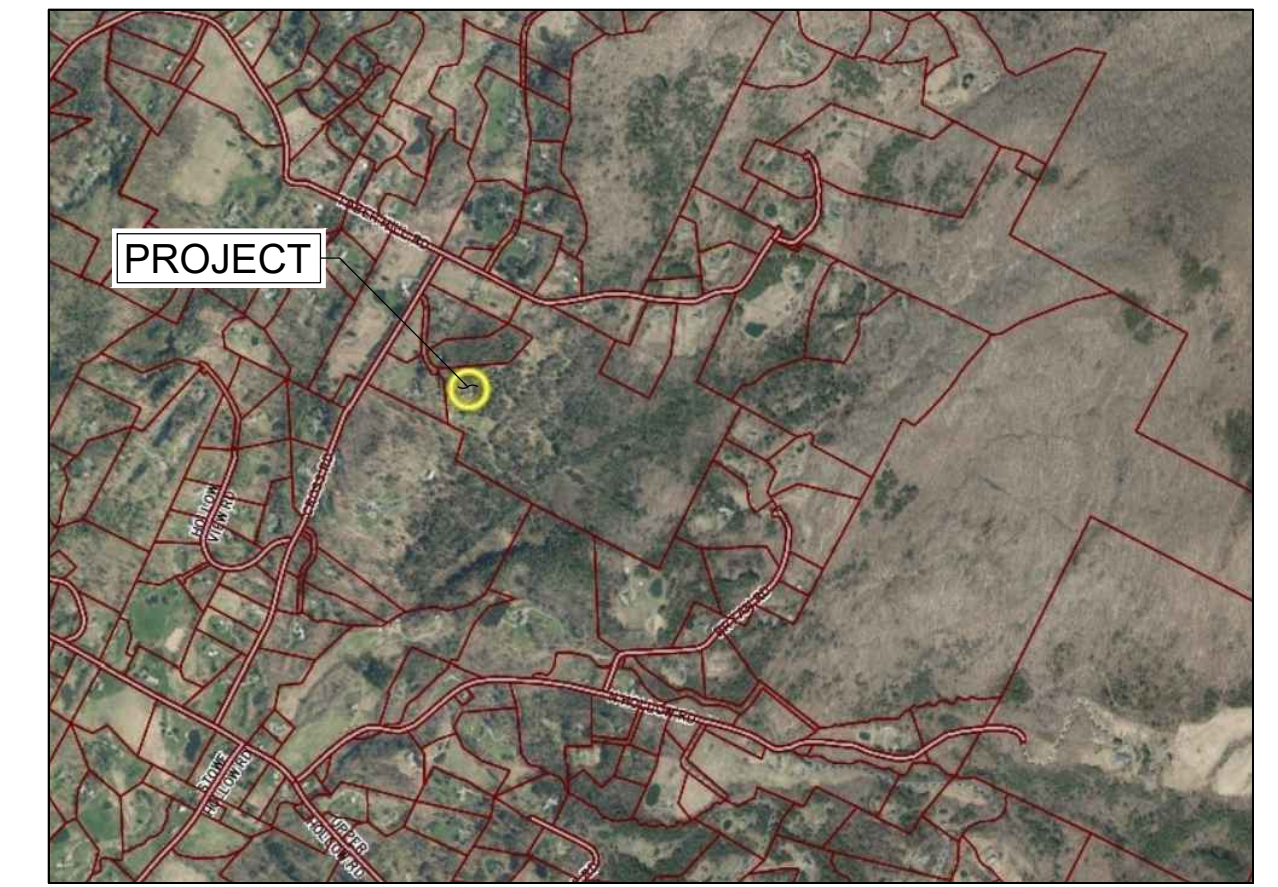
Respectfully,

A handwritten signature in black ink, appearing to read 'Chris Austin', written over the word 'Respectfully,'.

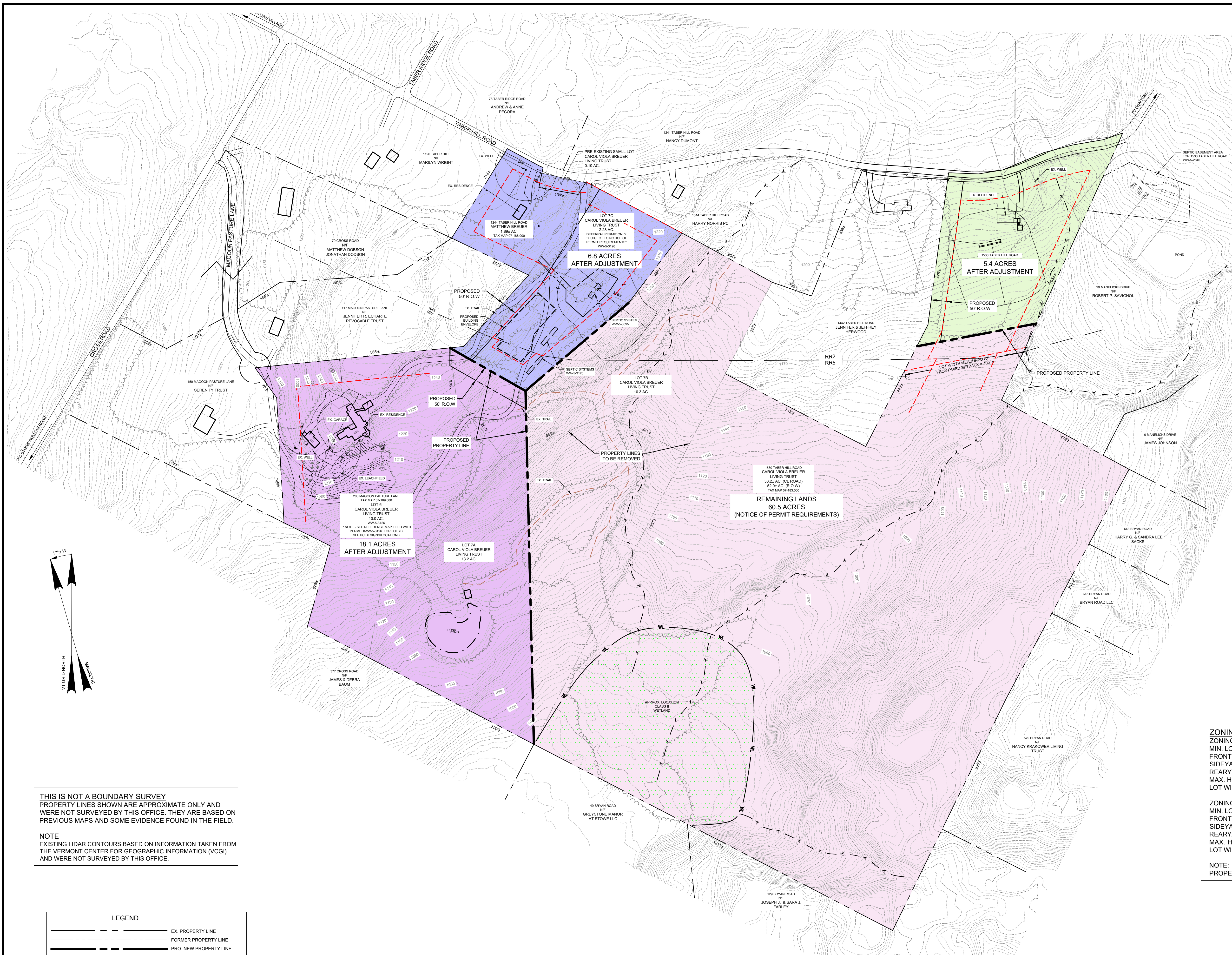
Chris Austin  
Grenier Engineering, PC

Enclosures

CC: Matthew Breuer



LOCUS MAP  
NTS

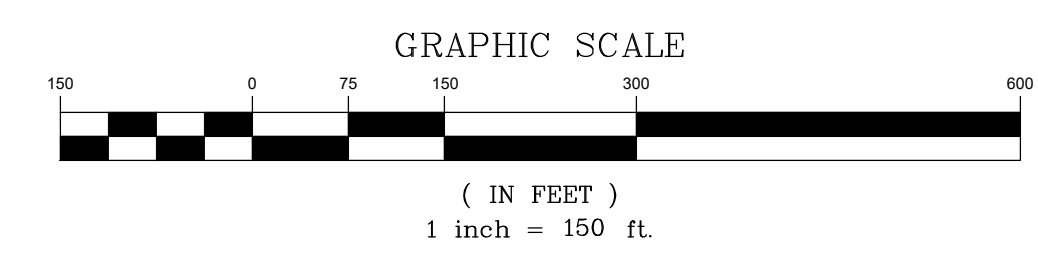


**THIS IS NOT A BOUNDARY SURVEY**  
PROPERTY LINES SHOWN ARE APPROXIMATE ONLY AND WERE NOT SURVEYED BY THIS OFFICE. THEY ARE BASED ON PREVIOUS MAPS AND SOME EVIDENCE FOUND IN THE FIELD.

**NOTE**  
EXISTING LIDAR CONTOURS BASED ON INFORMATION TAKEN FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION (VCGI) AND WERE NOT SURVEYED BY THIS OFFICE.

**LEGEND**

	EX. PROPERTY LINE
	FORMER PROPERTY LINE
	PRO. NEW PROPERTY LINE
	PRO. R.O.W.
	ZONING SETBACK LINE
	EDGE OF ROAD/DRIVE
	CL TRAIL
	WL
	EDGE OF WETLAND
	EDGE OF POND
	CL STREAM/WATERCOURSE
	EX. CONTOURS
	WELLHEAD PROTECTION ZONE
	SEPTIC ISOLATION SHIELD
	EX. TREE LINE/CLEARING



**LOT WIDTH**  
(AS MEASURED AT FRONTYARD SETBACK)

1530 TABER = 540' ± (PRE-EXISTING - NO CHANGE)
1244 TABER = 620' ±
REMAINING LANDS = 400' ±
200 MAGOON = 200' ± (PRE-EXISTING - NO CHANGE)

**AREA TABLE**

	ACRES TO SIDELINE
1530 TABER HILL ORIGINAL AREA =	52.90 AC.
MINUS	47.50 AC.
AFTER ADJUSTMENT =	5.4 AC.
200 MAGOON ROAD ORIGINAL AREA =	10.03 AC.
PLUS FROM LOT 7A =	+ 6.95 AC.
PLUS FROM LOT 7B =	+ 1.12 AC.
AFTER ADJUSTMENT =	18.10 AC.
1244 TABER HILL ORIGINAL AREA =	1.89 AC.
PLUS FROM LOT 7C =	+ 2.28 AC.
PLUS FROM LOT 7B =	+ 2.53 AC.
SMALL LOT =	+ 0.10 AC.
AFTER ADJUSTMENT =	6.80 AC.
NEW REMAINING LANDS LOT	
PLUS FROM 1530 TABER =	+ 47.50 AC.
PLUS FROM LOT 7A =	+ 6.30 AC.
PLUS FROM LOT 7B =	+ 6.70 AC.
	60.50 AC.

**ZONING TABLE**

**ZONING DISTRICT: RR5**  
MIN. LOT SIZE: 5 ACRES  
FRONTYARD SETBACK: 70'  
SIDEYARD SETBACK: 75'  
REARYARD SETBACK: 75'  
MAX. HEIGHT: 28'  
LOT WIDTH: 300'

**ZONING DISTRICT: RR2**  
MIN. LOT SIZE: 2 ACRES  
FRONTYARD SETBACK: 60'  
SIDEYARD SETBACK: 50'  
REARYARD SETBACK: 50'  
MAX. HEIGHT: 28'  
LOT WIDTH: 200'

**NOTE:**  
PROPERTY IS NOT IN THE RHOD

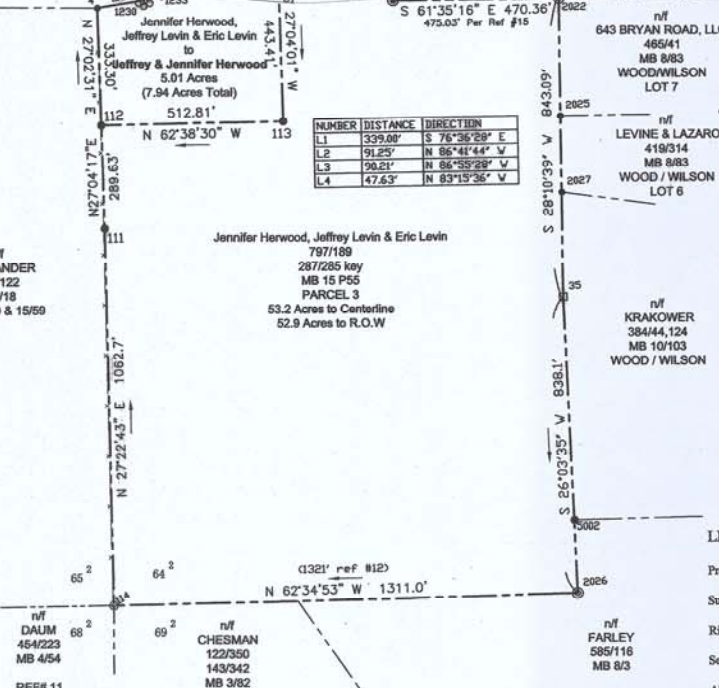
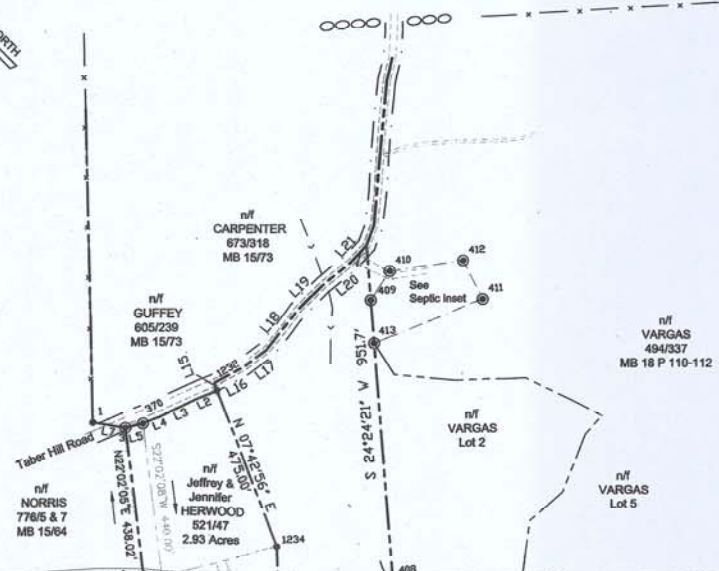
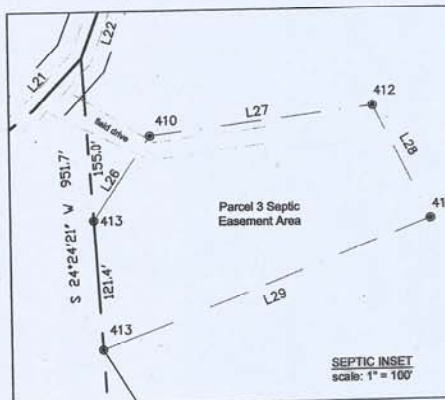
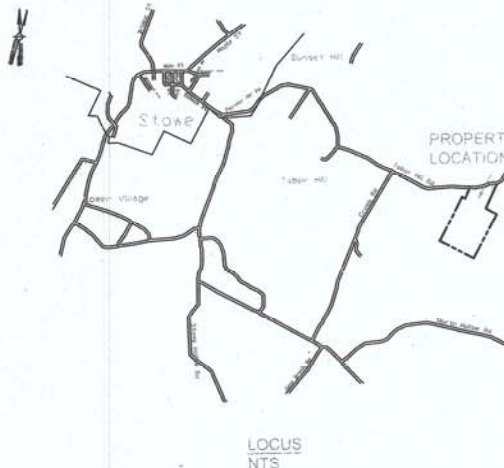
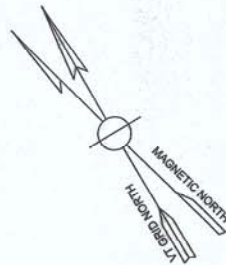
NOTE: ORIGINAL PLAN 24" x 36". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By

**BOUNDARY LINE ADJUSTMENT PLAN**  
**CAROL VIOLA BREUER LIVING TRUST**  
**200 MAGOON PASTURE LANE** STOWE

<p><b>GRENIER</b> ENGINEERING, PC 155 DEMERITT PLACE #2</p>	P.O. Box 445 Waterbury, VT 05676 TEL (802) 244-6413 FAX (802) 244-1572 grenierengineering.com	Date: 02.24.26 Scale: 1" = 150' Designed: CMA Drawn: TJM Checked: JDG Sheet No: C-1
---	---	--

This plat is subject to the terms and conditions of Subdivision approval by the Development Review Board per the Subdivision regulations of the Town of Stowe. The terms and conditions of the approval and related information is on file in the Stowe Planning and Zoning Office.  
Approved by: [Signature] Date: 9/29/14  
Chairman - Development Review Board



NUMBER	DISTANCE	DIRECTION
L1	339.00'	S 76°36'28" E
L2	91.25'	N 86°41'44" W
L3	50.21'	N 66°59'28" W
L4	47.63'	N 83°15'36" W

NUMBER	DISTANCE	DIRECTION
L5	50.41'	S 75°15'59" E
L6	135.42'	S 70°49'57" E
L7	93.65'	N 51°04'34" V
L8	25.54'	S 65°39'09" E
L9	181.58'	S 33°04'02" V
L10	258.16'	S 64°45'56" E
L11	29.99'	N 29°20'19" E
L12	31.37'	S 45°18'31" V
L13	126.90'	N 69°41'27" V
L14	129.29'	S 26°39'05" V
L15	22.36'	N 07°42'56" E
L16	97.69'	S 87°52'21" E
L17	78.75'	N 89°49'03" E
L18	144.19'	N 67°08'18" E
L19	97.41'	N 75°01'03" E
L20	181.33'	N 89°10'16" E
L21	66.39'	N 70°58'25" E
L22	61.87'	N 48°45'28" E
L23	203.54'	N 32°28'27" E
L24	211.80'	N 34°10'53" E
L25	65.80'	N 42°10'11" E
L26	96.5'	N 68°02'38" E
L27	211.8'	S 69°05'28" E
L28	128.5'	S 01°39'09" V
L29	338.4'	N 63°04'17" V

- Monument Table
- 5/8" Iron Rod Found, 0.7' high, no cap
  - 3/4" Iron Pipe Found, 0.8' high, no cap
  - 1" Iron Pipe Found, 0.9' no cap
  - 5/8" Iron Rod Found, 1.1' high, no cap
  - 30-36 Calculated Corners
  - 5/8" Iron Rod Found, 0.8' high, no cap
  - 408 5/8" Iron Rod Set, 0.8' high, LRSC cap
  - 409 5/8" Iron Rod Set, 1.0' high, LRSC cap
  - 410 5/8" Iron Rod Set, 0.8' high, LRSC cap
  - 411 5/8" Iron Rod Set, 0.8' high, LRSC cap
  - 412 5/8" Iron Rod Set, flush, LRSC cap
  - 413 5/8" Iron Rod Set, 1.1' high, LRSC cap
  - 1232 5/8" Iron Rod Found, 0.7' high, no cap
  - 1233 5/8" Iron Rod Found, 2.2' high, LRSC cap
  - 1234 5/8" Iron Rod Found, 1.0' high, LRSC cap
  - 2009 5/8" Iron Rod Found, 1.1' high, no cap
  - 2911 1-1/2" Iron Pipe Found, 1.9' high, no cap
  - 2012 5/8" Iron Rod Found, 1.1' high, white cap
  - 2016 1/2" Iron Pipe Found, 0.4' high, elbow on top
  - 2017 Stone Pile with red paint on top of ridge
  - 2822 1" Iron Pipe Found, 1.1' high, no cap
  - 5002 5/8" Iron Rod Found, 1.2' high, Frey cap
  - 114 1" Iron Pipe Found, 2.4' high, no cap
  - 2025 5/8" Iron Rod Found, 0.8' high, Frey cap
  - 2026 1" Iron Pipe Found, 0.3' high, no cap
  - 2027 1/2" Iron Rod Found, 0.7' high, no cap
  - 2028 5/8" Iron Rod Found, 0.8' high, Frey cap
  - 2029 1/2" Iron Pipe Found, 1.0' high in rock pile, no cap
  - 2030 3/8" Iron Rod Set, 0.8' high in rock pile, LRSC cap
  - 3017 5/8" Iron Rod Found, 2.1' high in stone pile, no cap
  - 3018 1" Iron Pipe Found, 2.7' high, no cap

NOTES:

- The first field survey was conducted by Little River Survey Company, LLC between October, 2003 and March, 2004. The Jeffrey and Jennifer Herwood parcel reconfiguration was surveyed by total station in the winter of 2014. Key points on the parent parcel were reoccupied with GPS.
- The drawing orientation is Vermont Grid North.
- Most differences in measurements from references shown are assumed due to advances in measuring technology. Many of the referenced surveys are based on taped distances on steep and rugged terrain.
- Bearings and distances are shown to the nearest second and hundredth for calculation purposes.
- Highway limits assumed 3 rods wide centered on traveled way.
- The purpose of this plan is to add the 5.01 Acre parcel to the existing 2.93 Acre Herwood parcel to create a 7.94 Acre parcel.

REFERENCES:

- (Not numbered consecutively)
- "Subdivision, Land of Nancy Lang & Janet Feldman being conveyed to Jennifer Herwood, Taber Hill Road, Stowe, Lamoille County, Vermont", dated April 1998, by Little River Survey Company, Stowe, Vermont, job #97520, mb 11 p 80
  - "Property of C. Martin & Jean H. Lang, Stowe, Vermont", dated 9/19/66, revised 4/12/74, by Walter L. Urie, Consulting Engineer, project no. 277
  - Compilation Plan, "Lands of Virginia C. Wood", by Little River Survey Company, April 1989, revised August 1990, job # 89002.
  - "Phase II, Lots 3-9, Wood / Wilson, T.H.# 77 - Bryan Road, Stowe, Vermont", dated October, 1996, by Robert W. Frey, Johnson, Vermont, job 408, mb 10 p 103
  - "Survey of Lots 1 & 2, Wood & Wilson", T.H.# 77 - Bryan Road, Stowe, Vermont, dated June, 1988, by Robert Frey, job 408, mb 8 p 3
  - "Lot Line Adjustment, Taber Hill Company Inc., Lots 6 & 7 owned by Michael O. Alexander", Cross Road, Stowe, Vermont, July, 1986, by Glenn Towne, job CB-808-614, T-808-50, Slide 530a MB 5 p 109
  - "Proposed Land Transfer, Donald G. Martin & Isabel Boyd to Stephen Gross Investments, Ltd.", April 1983, by Glenn Towne, job # 808-17, mb 4 p 54
  - "Plan of Lot 6 in the Subdivision of Priscilla D. Hall", by Robert W. Frey, April 1980, job # 168
  - "Subdivision, Land of Nancy E. Lang & Janet L. Feldman", by Little River Survey Company, LLC, March 2004, Rev 12/3/04, Job #03039
  - "Subdivision of Property of Manelick De La Parra Vargas", by Charles Grenier, Consulting Engineer, P.C., December 2008

- LEGEND
- Property Line
  - Subdivision Line
  - Right of Way
  - Septic Easement
  - Abutter
  - Fence Line
  - Gravel Edge
  - Stone Wall
  - Stone Pile
  - Iron Pipe Found
  - Iron Rod Found
  - 5/8" Iron Rod Set/LRSC cap

The recordable mylar plat conforms with 27 VSA 1403. Survey information is based on a total station and GPS survey and is consistent, except as noted, with previous surveys, field evidence, and references shown to the best of my knowledge and belief. See survey notes for additional details. Except for the recordable mylar, only copies with an embossed seal are certified by the land surveyor.



SUBDIVISION, LAND OF  
**Jennifer Herwood, Jeffrey Levin, and Eric Levin**  
 To  
**Jeffrey and Jennifer Herwood**  
 1442 Taber Hill Road  
 Stowe, Lamoille County, Vermont

SHEET 1 OF 1

**Little River Survey Company, L.L.C.**  
 P.O. Box 1208, 3283 Pucker Street  
 Stowe, Vermont 05672  
 Tel: (802)253-8214 Fax: (802)253-2269

SCALE: 1"=300'  
 DRAWN BY: PSK  
 CHECK BY: GEB  
 DATE: May 2014  
 JOB: 14008

The Recordable Plat is Original Ink on Mylar

