



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	1190 STOWE REALTY HOLDINGS LLC	
Mailing Street Address City, State and Zip	115 ST PAUL STREET Burlington VT 05401	
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)	Aaron Kraus, Director Of Hospitality, for American Flatbread Stowe
Mailing Street Address City, State and Zip	1190 Mountain Rd. Stowe VT 05672
Phone Number	Email

Property Information & Location

Physical Address	1190 Mountain Rd. Stowe VT 05672	
Tax Map ID	07-004.010	
Existing Use	Parking	Proposed Use Assembly/Food Truck

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

American Flatbread Stowe is requesting permission to host one food truck/cart on its property from June 18, 2026 to October 1, 2026. The attached narrative outlines our full intentions and includes maps of the exterior of the building and the parking lot, which contains the proposed location for the food truck/cart.

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: Date: 4/2/26
---	----------------------------

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: 98.4 *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)	\$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	\$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	
Fee:		\$
Signs	84.00	
Fee:		\$
Recording Fees /Stowe Land Records (set by state law)		

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	\$
Total Application Fee Including Recording		\$300

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 _____

Permit Fee	\$
Recording Fee	\$
TOTAL FEE	\$

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@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.

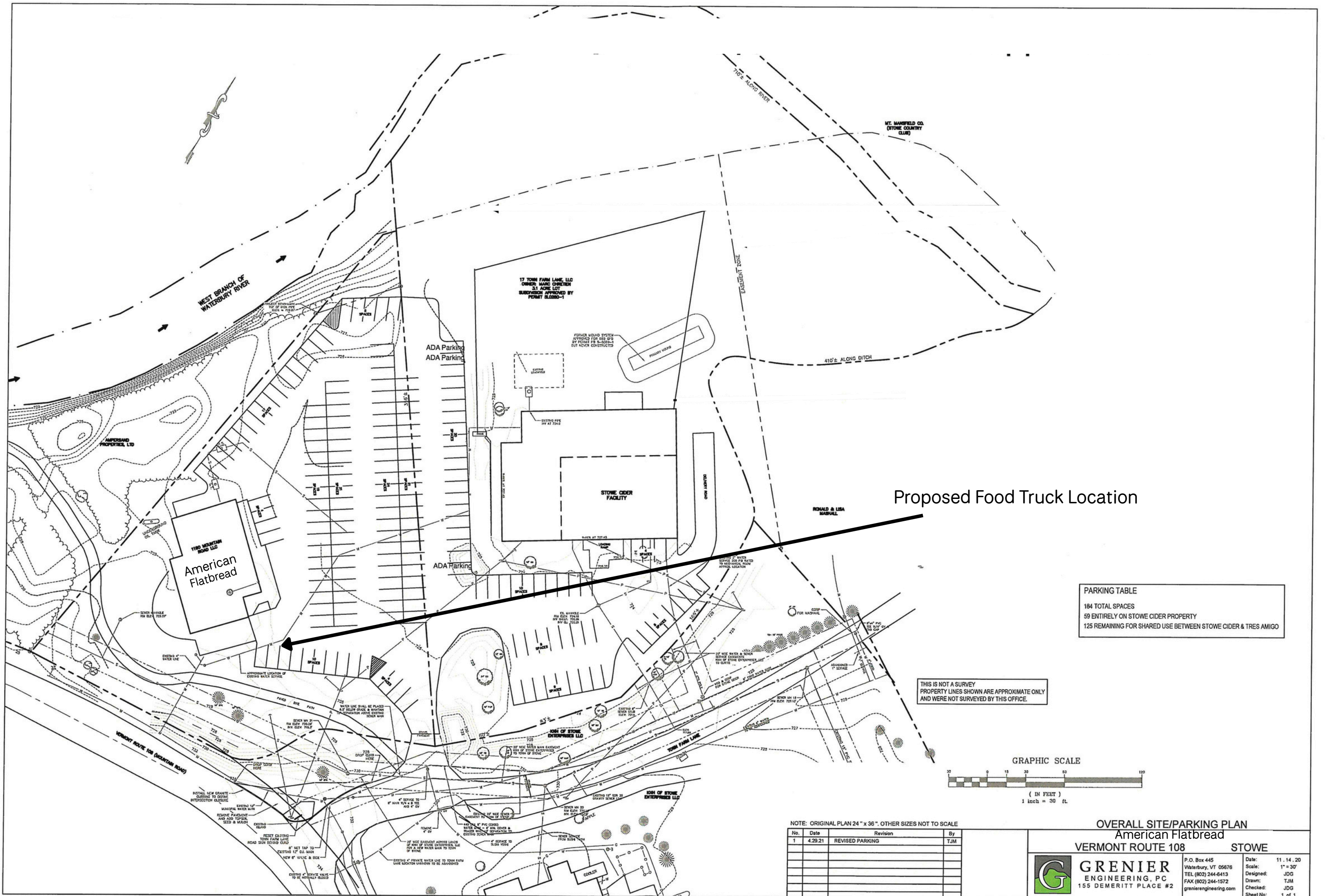


Attn: Sarah McShane, Town of Stowe Planning and Zoning Director; and
Members of the Development Review Board

Re: Permission to host one food truck at American Flatbread Stowe

American Flatbread Stowe is requesting permission to host one food truck/cart on its property from June 18, 2026 to October 1, 2026. The attached map outlines the exterior of the building and parking lot, which contains the proposed location for the food truck/cart.

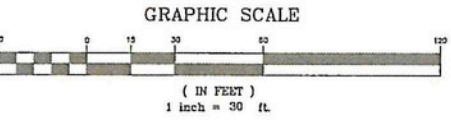
- Use of Existing Buildings will not change
- Days and time of use: Thursdays 4:00 pm - 9:00 pm
- The proposed food truck/cart placement will not affect pedestrian walkways or restrict customer parking on the grounds.
- American Flatbread Stowe will provide trash, compost, and recycling receptacles in a convenient location for food truck/cart patrons.
- Seating for food truck/ cart patrons will be provided on American Flatbread Stowe's approved patio and assembly areas surrounding the patio and front garden.
 - Please see attachments to view the defined areas.
- American Flatbread Stowe's public bathrooms will be available for the use of patrons.
- American Flatbread Stowe is not anticipating an increase in road traffic due to food trucks/carts.
- No food truck/cart will be used for dwelling purposes.



Proposed Food Truck Location

PARKING TABLE	
184	TOTAL SPACES
59	ENTIRELY ON STOWE CIDER PROPERTY
125	REMAINING FOR SHARED USE BETWEEN STOWE CIDER & TRES AMIGO

THIS IS NOT A SURVEY
PROPERTY LINES SHOWN ARE APPROXIMATE ONLY
AND WERE NOT SURVEYED BY THIS OFFICE.



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

No.	Date	Revision	By
1	4.29.21	REVISED PARKING	TJM

OVERALL SITE/PARKING PLAN
American Flatbread
VERMONT ROUTE 108 STOWE

	GRENIER ENGINEERING, PC 155 DEMERITT PLACE #2	P.O. Box 445 Waterbury, VT 05676 TEL (802) 244-6413 FAX (802) 244-1572 grenierengineering.com	Date: 11.14.20 Scale: 1" = 30' Designed: JDG Drawn: TJM Checked: JDG Sheet No: 1 of 1
--	--	---	--



REQUEST CLARIFICATIONS, ALL
 ORIGINALLY THE MEANING IS UNCLER
 CHANGES TO THE DRAWING IN
 THESE SPACES. REVISIONS TO
 ALL DIMENSIONS PRIOR TO
 CONSTRUCTION.
 CONTRACTOR
 SMITH BUCKLEY ARCHITECTS P.A.
 ALL RIGHTS RESERVED.

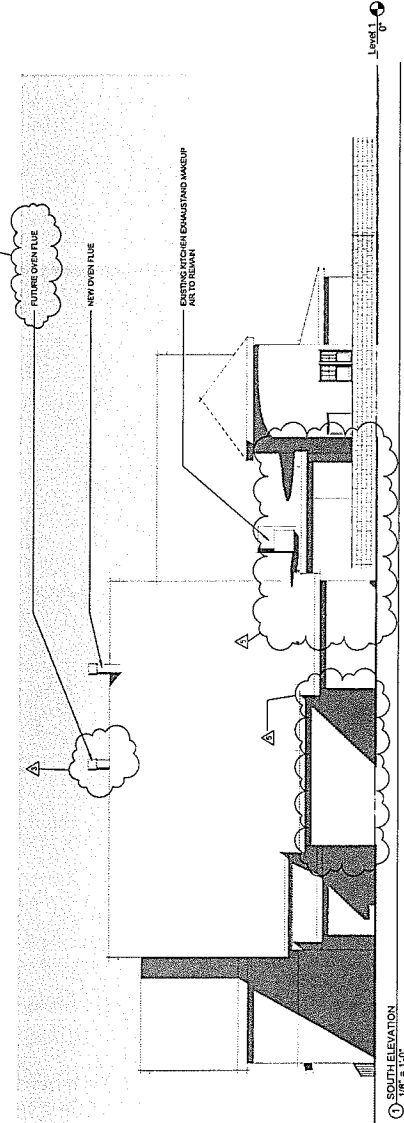
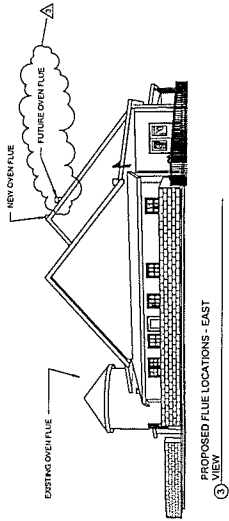
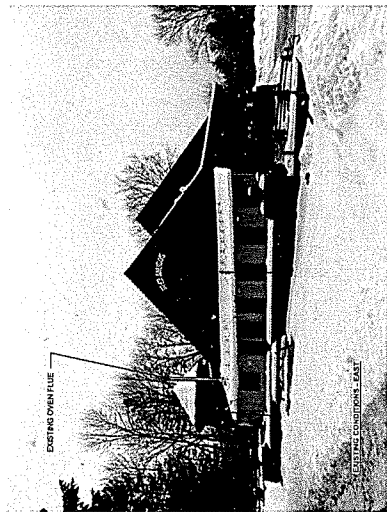
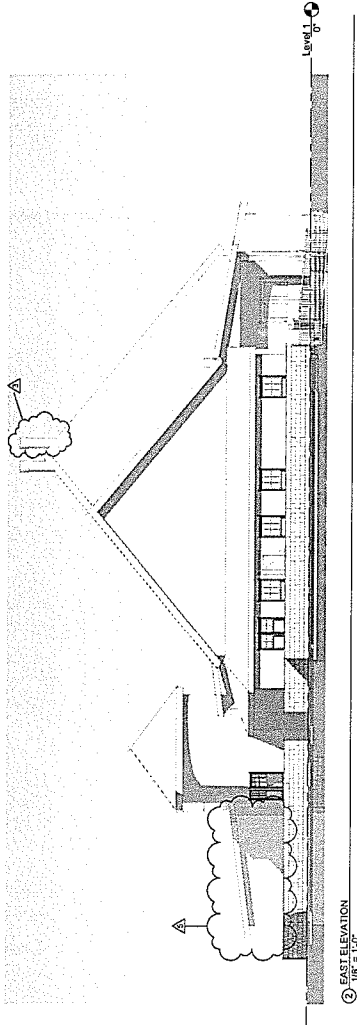
American Flatbread - Stowe
 1190 Mountain Road
 Stowe, VT 05672

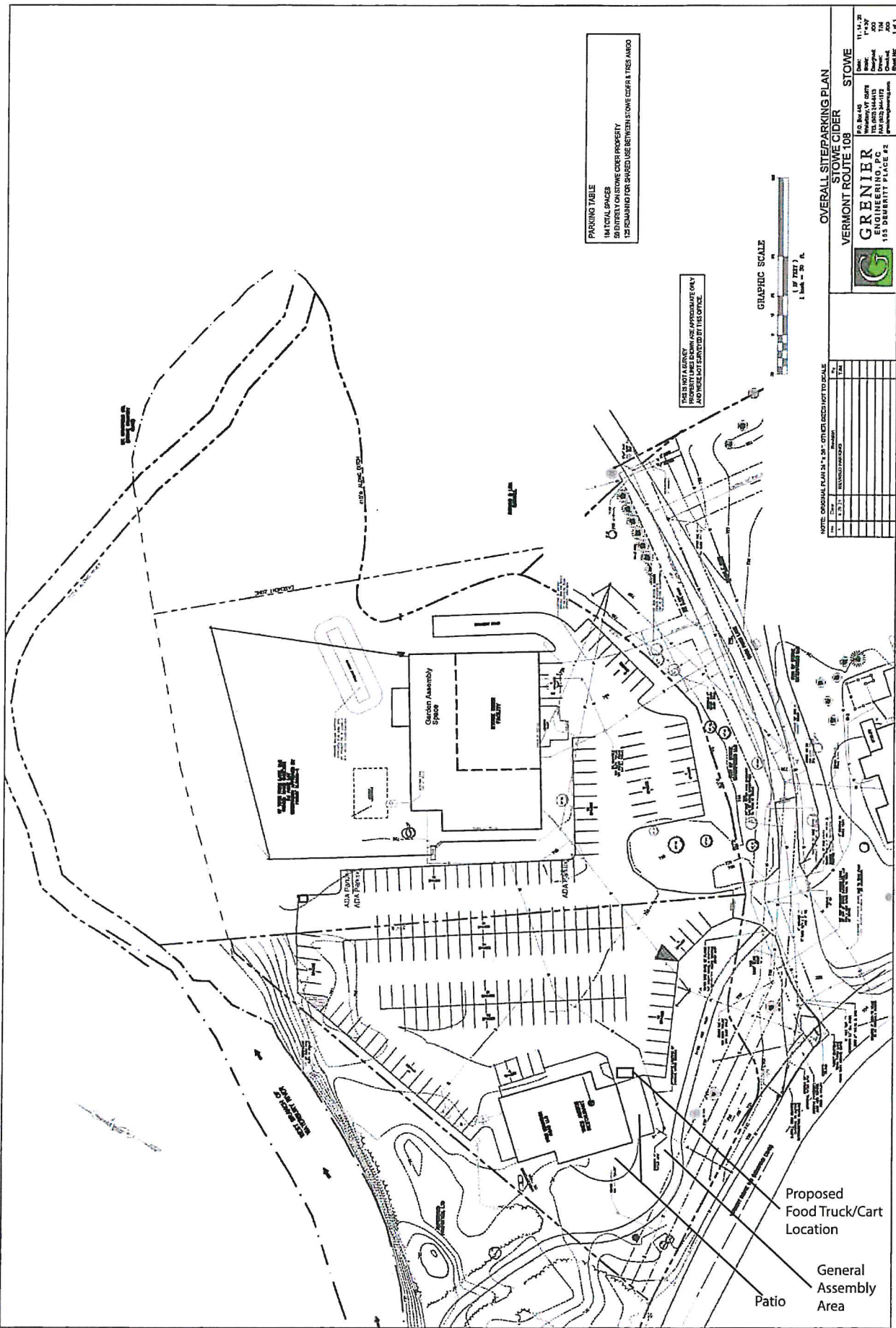
ISSUED: 03/08/2022
 STATUS: FOR PERMIT
 1 1/8" = 1'-0"
 1 1/8" = 1'-0"
 1 1/8" = 1'-0"

EXTERIOR
 ELEVATIONS

SCALE: 1/8" = 1'-0"

A200





PARKING TABLE
 1/4" TOTAL SPACES
 50% ENTIRELY ON STOWE CIDER PROPERTY
 1/2" ISOLATED FOR SHARED USE BETWEEN STOWE CIDER & TRES AMMO

THIS IS NOT A LEGAL
 INSTRUMENT AND SHOULD BE USED AS APPROXIMATE ONLY
 AND WERE NOT SURVEYED BY THIS OFFICE.



NOTE: ORIGINAL PLAN IS 1/8" - OTHER SIZES NOT TO SCALE

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/11/20
2	ISSUED FOR PERMIT	11/11/20
3	ISSUED FOR PERMIT	11/11/20
4	ISSUED FOR PERMIT	11/11/20
5	ISSUED FOR PERMIT	11/11/20
6	ISSUED FOR PERMIT	11/11/20
7	ISSUED FOR PERMIT	11/11/20
8	ISSUED FOR PERMIT	11/11/20
9	ISSUED FOR PERMIT	11/11/20
10	ISSUED FOR PERMIT	11/11/20

OVERALL SITE/PARKING PLAN
STOWE CIDER
VERMONT ROUTE 108

CRENIER
 ENGINEERING, P.C.
 155 DEMAREST PLACE #2
 STOWE, VT 05672

DATE: 11/11/20
 DRAWN BY: JACOB
 CHECKED BY: JACOB
 PROJECT NO: 2001
 SHEET NO: 1 OF 1

Proposed Food Truck/Cart Location
 Patio
 General Assembly Area

©2020 Crenier Engineering, P.C. All Rights Reserved. This drawing is the property of Crenier Engineering, P.C. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Crenier Engineering, P.C.