



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) **7910**

Date Received: **4/15/20**

Property Owner Information

Property Owner	109 Main LLC	
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	109 Main Street	
Tax Map ID	7A-046.000	
Existing Use	Commercial - Food/Beverage	Proposed Use Same

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

Replacement of the existing porch/deck at the Public House. Work includes new chamfered columns, new composite decking, new code compliant guardrail and railings and new steps. Existing roof to remain. No change to existing footprint.

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:  Date: 4/20/20
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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 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: N/A # Bathrooms: N/A # Bedrooms: N/A # Kitchens: N/A

New Rooms: N/A # Bathrooms: N/A # Bedrooms: N/A # Kitchens: N/A

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	
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		\$ 135

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/ 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@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.

Stowe OTC Payment Processor

the Point-of-Sale Solution,
powered by

PURCHASE RECEIPT

TOWN OF STOWE

67 Main Street
Stowe VT 05672
(802)253-6133
townclerk@stowevt.gov
OTC Local Ref ID: 147231866
4/23/2026 10:12 AM

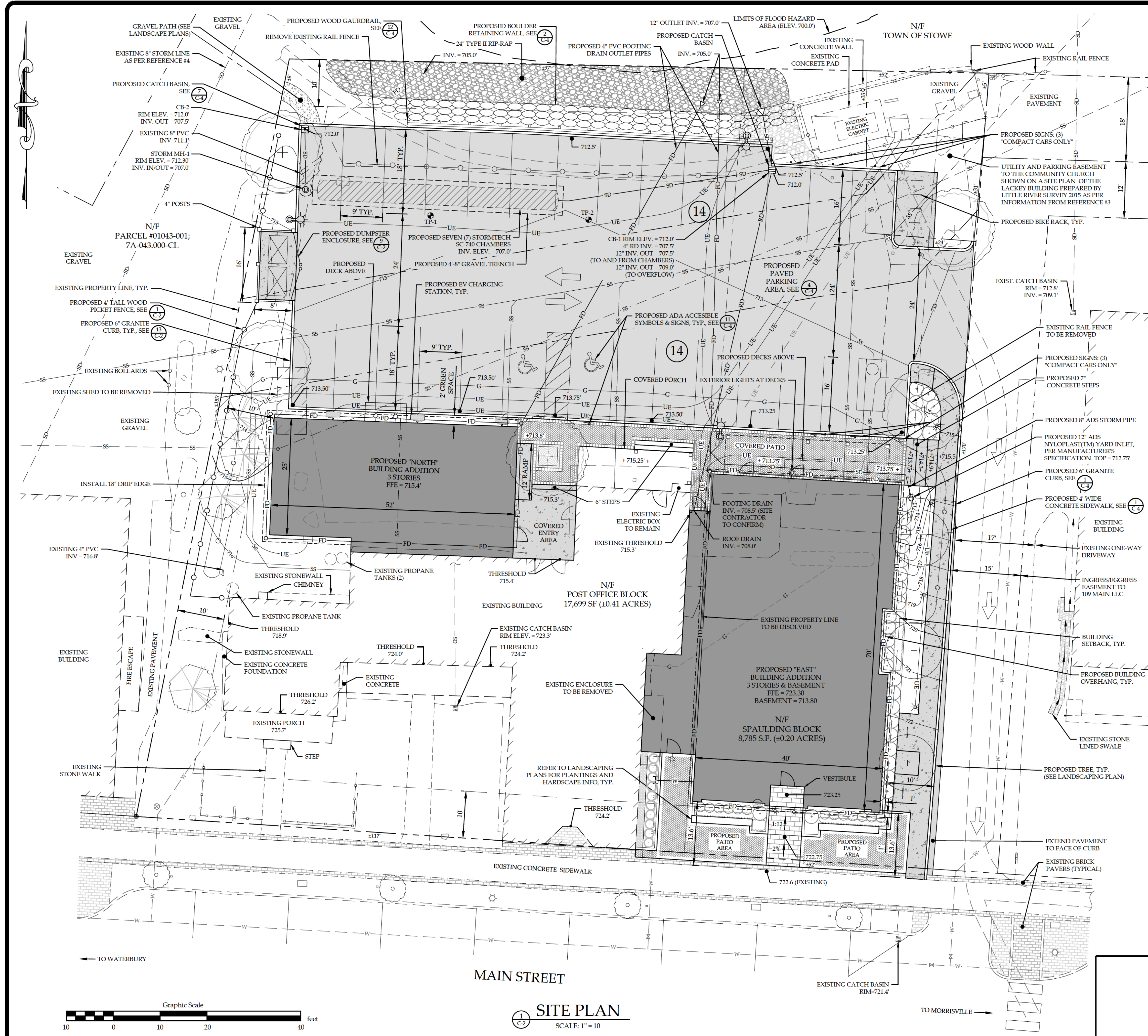
Town Clerk PO Box 730 Stowe, VT 05672
802-253-6133 townclerk@stowevt.gov

Status: **APPROVED**
Customer Name: Adam Glick
Type: Visa
Credit Card Number: **** * 7297

Items	Qty	TPE Order ID	Total Amount
Zoning Fees	1	68800796	\$135.00
Purpose of application: Dev App			
Total remitted to the TOWN OF STOWE			\$135.00
Vermont total amount charged			\$139.05

ax Payments paid after 430pm
n due date are late

[Go Back](#)



PURPOSE OF PLAN:

CONSTRUCT TWO ADDITIONS ON EXISTING BUILDING FOR COMMERCIAL AND RESIDENTIAL USES, WITH VARIOUS SITE IMPROVEMENTS AND MUNICIPAL WATER & SEWER CONNECTIONS

ZONING NOTES:

DISTRICT: VC10
 MINIMUM LOT SIZE: 10,000 SF
 MINIMUM LOT WIDTH: 60
 MAXIMUM BUILDING COVERAGE: 50%
 EXISTING BUILDING COVERAGE: 4,152 SF = 16%
 PROPOSED BUILDING COVERAGE: 5,602 SF = 21%
 TOTAL BUILDING COVERAGE: 9,754 SF = 37%

DENSITY CALCULATIONS

PROPERTY = 0.61 ACRES = 26,484 SF
 REQUIRED AREAS:
 • RETAIL (EXISTING) = 4 UNITS * 1,000 SF/UNIT = 4,000 SF
 • RESIDENTIAL (PROPOSED) = 6 UNITS * 2,500 SF/UNIT = 15,000 SF
 • TOTAL = 4,000 SF + 15,000 SF = 19,000 SF
 REMAINING AREA = 26,484 SF - 19,000 SF = 7,484 SF

PARKING CALCULATIONS

EXISTING IMPERVIOUS AREA = ±0.36 ACRES
 PROPOSED IMPERVIOUS AREA = ±0.48 ACRES
 TOTAL PROPOSED DISTURBED AREA = ±0.35 ACRES

EXISTING:
 • RETAIL / SERVICE = 1,200 SF + 1,500 SF + 450 SF = 3,150 SF
 • 3,150 SF * 1 SPACE/300 SF = 10.5 SPACES
 • LODGING: 4 UNITS * 1 SPACE/UNIT = 4 SPACES
 • TOTAL EXISTING REQUIRED = 10.5 + 4 = 14.5 SPACES

PROPOSED:
 • INDOOR RECREATIONAL = 2,250 SF / 300 SF/EA = 7.5 SPACES
 • RETAIL / SERVICE = 1,300 SF + 300 SF / SPACE = 4.33 SPACES
 • RESTAURANT:
 SEATS = 42 SEATS / 3 SEATS/SPACE = 14 SPACES
 EMPLOYEES = 3 EACH / 1 SPACE/EMP = 3 SPACES
 TOTAL = 17 SPACES
 • OFFICE = 1,080 SF / 300 SF/SPACE = 3.5 SPACES
 • RESIDENTIAL: 6 UNITS * 2 SPACES/UNIT = 12 SPACES
 • TOTAL = 7.5 + 17 + 3.5 + 12 = 40 SPACES
 • TOTAL = 14.5 (EXISTING) + 37 (PROPOSED) = 51.5 SPACES
 • 50% REDUCTION (PER RULES) = 51.5 * 50% = 25.75 SPACES
 PROPOSED (TOTAL) = 28 SPACES

OWNER OF RECORD:

109 MAIN LLC
 PO BOX 728
 STOWE, VT 05672

PROJECT NOTES:

EXISTING BUILDING USES:
 - RETAIL / SERVICE (PUBLIC HOUSE) = 1,200 SF
 - RETAIL (COUNTRY STORE) = 1,500 SF
 - SERVICE (STOWE SWEETS) = 450 SF
 - LODGING = 4 UNITS (FOUR SLEEPING SPACES PER EACH UNIT)

PROPOSED BUILDING ADDITIONS & USES:

- 40'X70' EAST WING ADDITION:
 • BASEMENT (WALKOUT TO REAR PARKING LOT) = 2,250 SF INDOOR RECREATION
 • 1ST FLOOR (MAIN STREET ENTRANCE) = 2,250 SF RESTAURANT (42 SEATS)
 • 2ND FLOOR = 1,080 SF OFFICE AND 1 RESIDENTIAL UNIT
 • 3RD FLOOR = 2 RESIDENTIAL UNITS
 • 25'X25' NORTH WING ADDITION (REAR SIDE, FACING PARKING LOT):
 • 3 FLOORS, EACH 1,094 SF, WITH 1 RESIDENTIAL UNIT EACH = 3 RESIDENTIAL UNITS

TRAFFIC DEMAND ANALYSIS (PEAK HOUR):

EXISTING BUILDING USES:
 - PUBLIC HOUSE (1,200SF): "SERVICE (DRINKING PLACE)", WEEKDAY PM PEAK HOUR, 11.34 AVG TRIPS PER 1000SF = 14 TRIPS
 - COUNTRY STORE (1,500SF): "APPAREL STORE", WEEKDAY PM PEAK HOUR, 3.83 AVG TRIPS PER 1000 SF = 6 TRIPS
 - STOWE SWEETS (450SF): "SERVICE (FAST FOOD RESTAURANT W/OUT DRIVE THRU)", WEEKDAY PM PEAK HOUR, 52.40 AVG TRIPS PER 1000 SF = 24 TRIPS
 - LODGING (4 UNITS): HOTEL, WEEKDAY PM PEAK HOUR, 0.70 AVG TRIPS PER UNIT = 3 TRIPS
 • TOTAL EXISTING = 14 + 6 + 24 + 3 = 47 PEAK HOUR TRIPS

PROPOSED BUILDING ADDITIONS & USES:

- INDOOR RECREATION (2,250 SF): "APPAREL STORE", WEEKDAY PM PEAK HOUR, 3.83 TRIPS PER 1000SF = 8.6 TRIPS
 - RESTAURANT (42 SEATS): "HIGH TURNOVER (SIT-DOWN) RESTAURANT", WEEKDAY PM PEAK HOUR, 0.42 TRIPS PER SEAT = 17.6 TRIPS
 - OFFICE (1,080 SF): "GENERAL OFFICE BUILDING", WEEKDAY PEAK HOUR, 1.49 AVG TRIPS PER 1000SF = 2 TRIPS
 - RESIDENTIAL (6 UNITS): "APARTMENT", WEEKDAY PEAK HOUR, 0.62 AVG TRIPS PER DWELLING UNIT = 4 TRIPS
 • TOTAL PROPOSED USE TRIPS = 8.6 + 17.6 + 2 + 4 = 32.2 PEAK HOUR TRIPS
 TOTAL = 47 (EXISTING) + 33 (PROPOSED) = 80 PEAK HOUR TRIPS
 (ANALYSIS DOES NOT ACCOUNT FOR REDUCTIONS DUE TO "INTERNAL TRIPS" NOR OFF-SITE PEDESTRIAN TRAFFIC.)

STORMWATER INFILTRATION TESTING

TP-2 (NO SWHT):			
0' - 12"	COMPACTED DENSE GRADE GRAVEL		
12" - 44"	COMPACTED COARSE SAND AND GRAVEL		
44" - 62"	FILTER FABRIC AT 44"		
62" - 92"	VERY FINE SANDY LOAM, FINE WEAK SUBANGULAR BLOCKY, VERY FRIABLE	7.5YR	5/6
	SAND TO COARSE SAND, SINGLE GRAIN, LOOSE		7.5YR 5/4

TP-1: PERCOLATION RATES:

TRIAL 1: 24" AT 22 MINUTES
 TRIAL 2: 24" AT 21 MINUTES
 TRIAL 3: 24" AT 34 MINUTES
 TRIAL 4: 24" AT 30 MINUTES
 USE SECOND WORST RATE = 48" INCHES PER HOUR

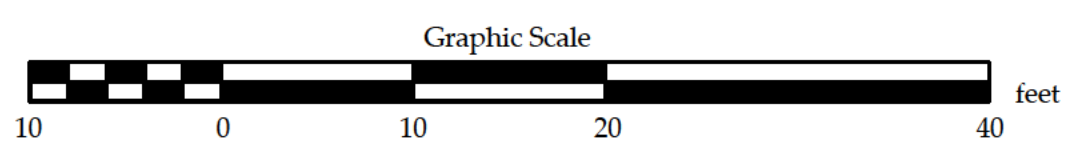
REVISION: 04/06/23 - ADDED REAR PORCH, ADDED UNDERGROUND UTILITIES
 REVISION: 03/17/23 - GRADING REVISIONS ON PROPOSED SIDEWALK AND CONCRETE STEPS
 REVISION: 03/01/23 - REVISED BOTTOM FLOOR USE TO RECREATION FACILITY (INDOOR) AND REVISED VARIOUS NOTES, NO CHANGE TO SITE PLAN
 REVISION: 01/31/23 - REVISED PARKING CALCULATIONS, PROJECT NOTES, AND TRAFFIC ANALYSIS FOR CHANGE OF PROPOSED USES
 REVISION: 10/24/22 - REVISED 12" OUTLET INVERT ELEVATION FOR CB-1
 REVISION: 09/29/22 - RELOCATED PROPOSED SMH #32A
 REVISION: 09/12/22 - VARIOUS PLAN REVISIONS, SEWER LINE DESIGN
 REVISION: 07/01/22 - SITE PLAN UPDATES & REVISIONS
 REVISION: 06/16/22 - SITE PLAN UPDATES & REVISIONS FOR DRB SUBMITTAL
 REVISION: 06/03/22 - VARIOUS SITE DESIGN REVISIONS FOR STOWE HISTORIC REVIEW

SITE PLAN
 109 MAIN LLC
 109 MAIN STREET
 STOWE, VERMONT

MUMLEY ENGINEERING, INC.
 11 MOSS GLENN FALLS ROAD
 STOWE, VERMONT 05672
 WWW.MUMLEYENGINEERING.COM
 COPYRIGHT © 2023 - MUMLEY ENGINEERING, INC.

PROJECT NO.22015
 DRAWN BY.....WEH
 CHECKED BY.....TRM
 SCALE.....1" = 10'
 DATE.....05/23/22

SHEET NO.
C-2
 2 OF 4 SHEETS



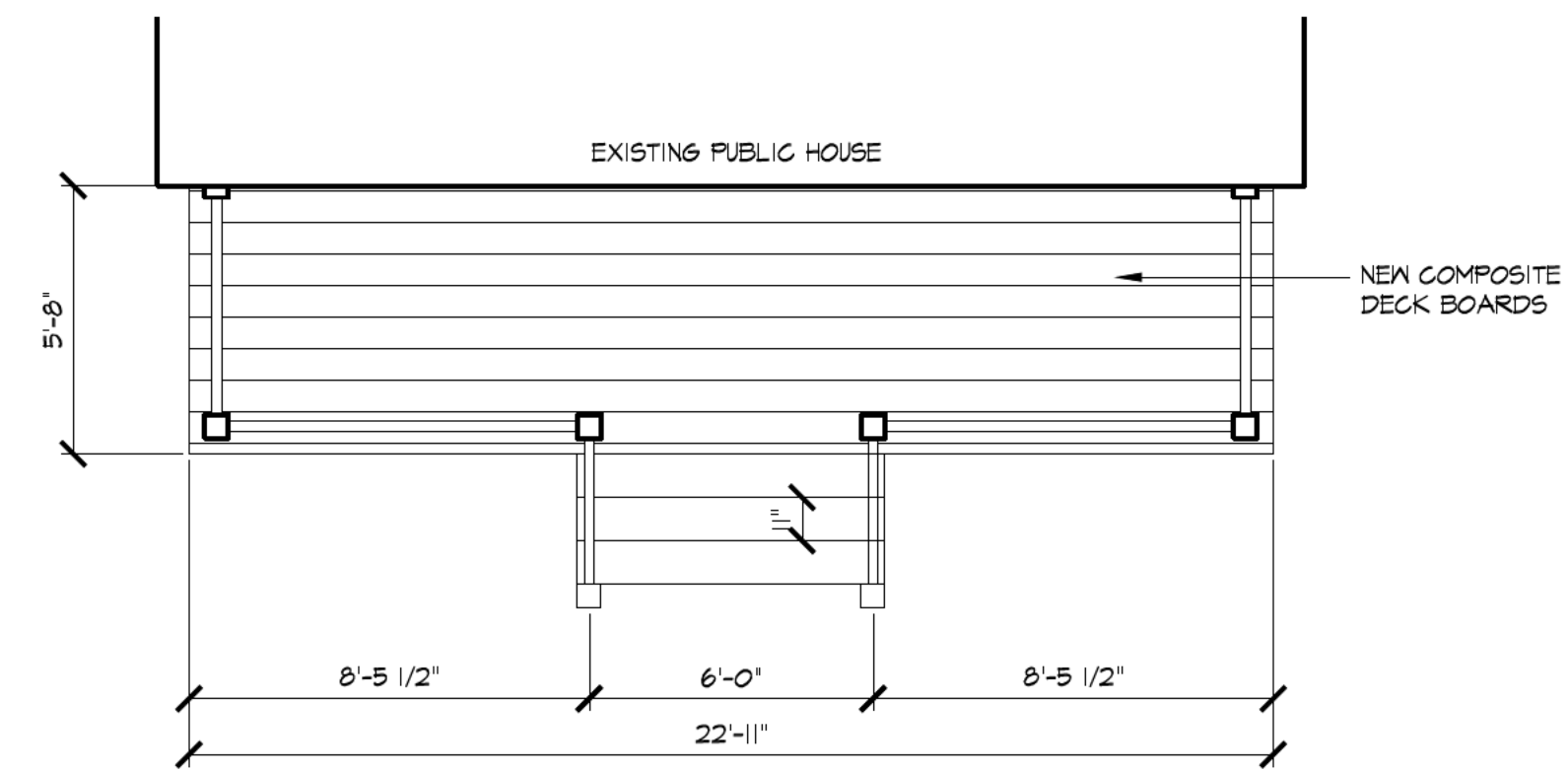
SITE PLAN
 SCALE: 1" = 10'



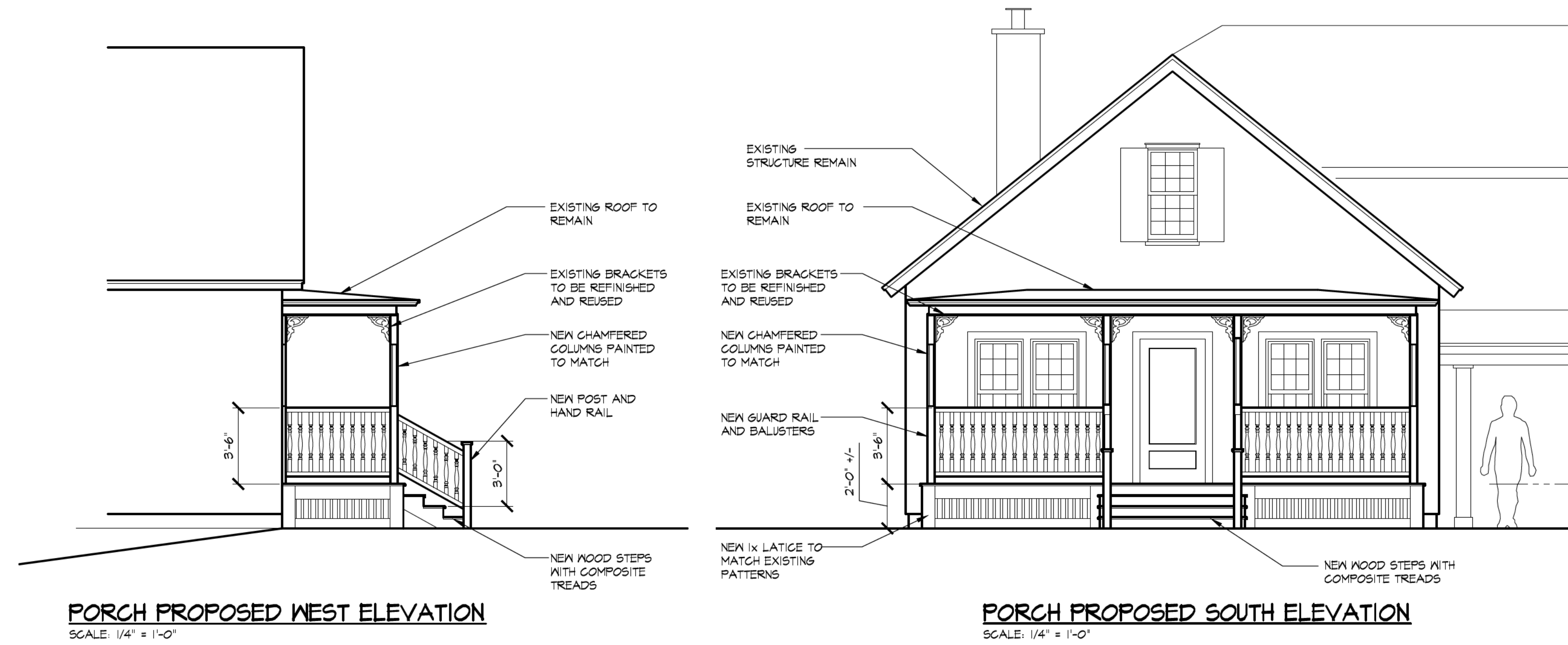
EXISTING SOUTH ELEVATION



EXISTING WEST RAILING DETAIL



PORCH FLOOR PLAN
SCALE: 1/4" = 1'-0"



PORCH PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

PORCH PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ACTION	DATE	BY	DESCRIPTION
A	4/14/26	CCC	PROGRESS RELEASE

CHRISTIAN C. CAREY
ARCHITECT, P.C.
Architecture • Historic Preservation
33 Sylvan Park Road, Stowe, Vermont 05672 802.253.4394

PUBLIC HOUSE
104 MAIN STREET
STOWE, VERMONT

FLOOR PLAN AND ELEVATIONS

SCALE: AS NOTED
CADD DATE:
DRAWN BY: CCC
CADD FILE:

DRAWING NO.

A1.0

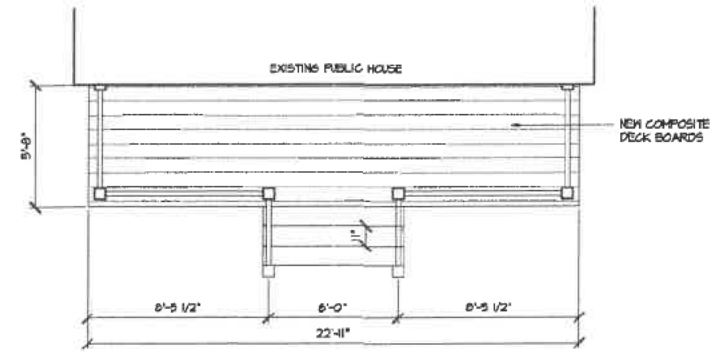
NOT FOR CONSTRUCTION



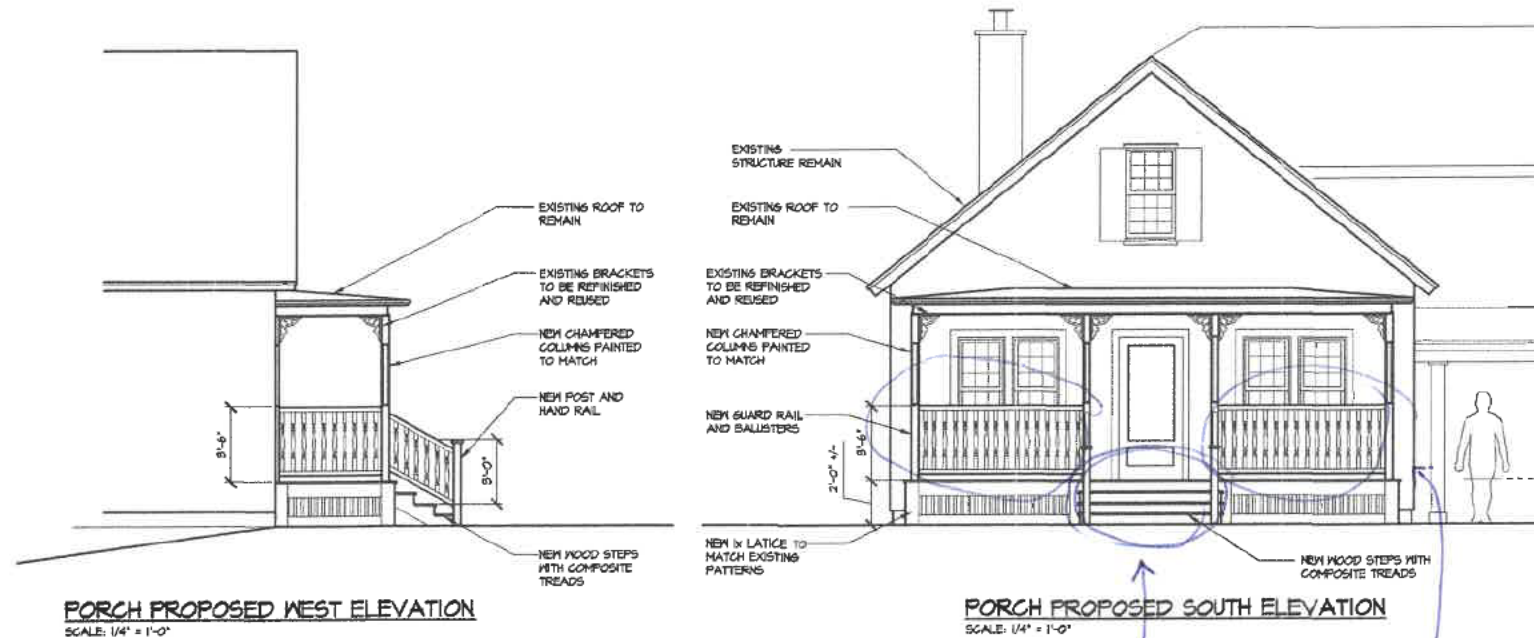
EXISTING SOUTH ELEVATION



EXISTING WEST RAILING DETAIL



PORCH FLOOR PLAN
SCALE: 1/4" = 1'-0"



PORCH PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

enlarged steps, new design
taller railings

ACTION	DATE	BY	DESCRIPTION
A	4/14/26	CCC	PROGRESS RELEASE

CHRISTIAN C. CAREY
ARCHITECT, P.C.
Architects • Historic Preservation
23 Silver Hill East Street, Vermont, 05274 802-254-6414

PUBLIC HOUSE
101 MAIN STREET
STOWE, VERMONT

FLOOR PLAN AND ELEVATIONS



SCALE: AS NOTED
CADD DATE:
DRAWN BY: CCC
CADD FILE:

DRAWING NO.
A1.0

NOT FOR CONSTRUCTION