



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	
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

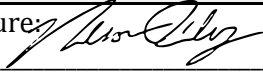
Property Information & Location

Physical Address	
Tax Map ID	
Existing Use	Proposed Use

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

--

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 type="checkbox"/> Agent for Owner	Signature:  Date: _____
--	--

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 type="checkbox"/>
Will over 1/2 acre of land be graded or disturbed?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Will the development create an additional 1/2 acre of impervious surface?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Will there be other changes resulting in increased sewer or water flows?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Will there be a new connection to the Stowe sewage system?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Will there be a new connection to the Stowe water system?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is any portion of the building rented out?	Yes <input type="checkbox"/> No <input 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:	# 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	
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		\$

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


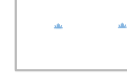




Zoning Administrator

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.

LEGEND

-  ROAD SURFACES
-  WETLANDS
-  BUILDINGS
-  UTILITY POLE
-  WELLS
-  BUILDING ZONES
-  TREE COVER BOUNDARY



n/f
SHAW HILL
FARM, LLC
BK 1065 PG 270
MAP BK 22 PG 11

n/f
RIVER ROAD AT
STOWE, LLC
BK 635 PG 4
MAP BK 3 PG 149

n/f
J. & S. EWER
BK 1091 PG 20
MAP BK 3 PG 149

n/f
C.D. MAYO &
M.E. PARKER
BK 755 PG 112
MAP BK 3 PG 149

50' EASEMENT OVER
"EXISTING ACCESS WAY"
SEE BK 1234 PG 75
BOUCHARD TO RILEY

n/f
M.Y. BOUCHARD TRUST
BK 900 PG 31
MAP BK 13 PG 94

n/f
N.S., III & J.N. RILEY
BK 1001 PG 285
BK 897 PG 81
MAP BK 24 PG 118

n/f
KVG LLC
BK 771 PG 20

n/f
L.C. PIKE TRUST
C.J. PIKE TRUST
BK 701 PG 91

n/f
RURAL
PROPERTIES LLC
BK 1181 PG 41

Project Title
**Subdivision
754 River Road
Stowe, Vermont**

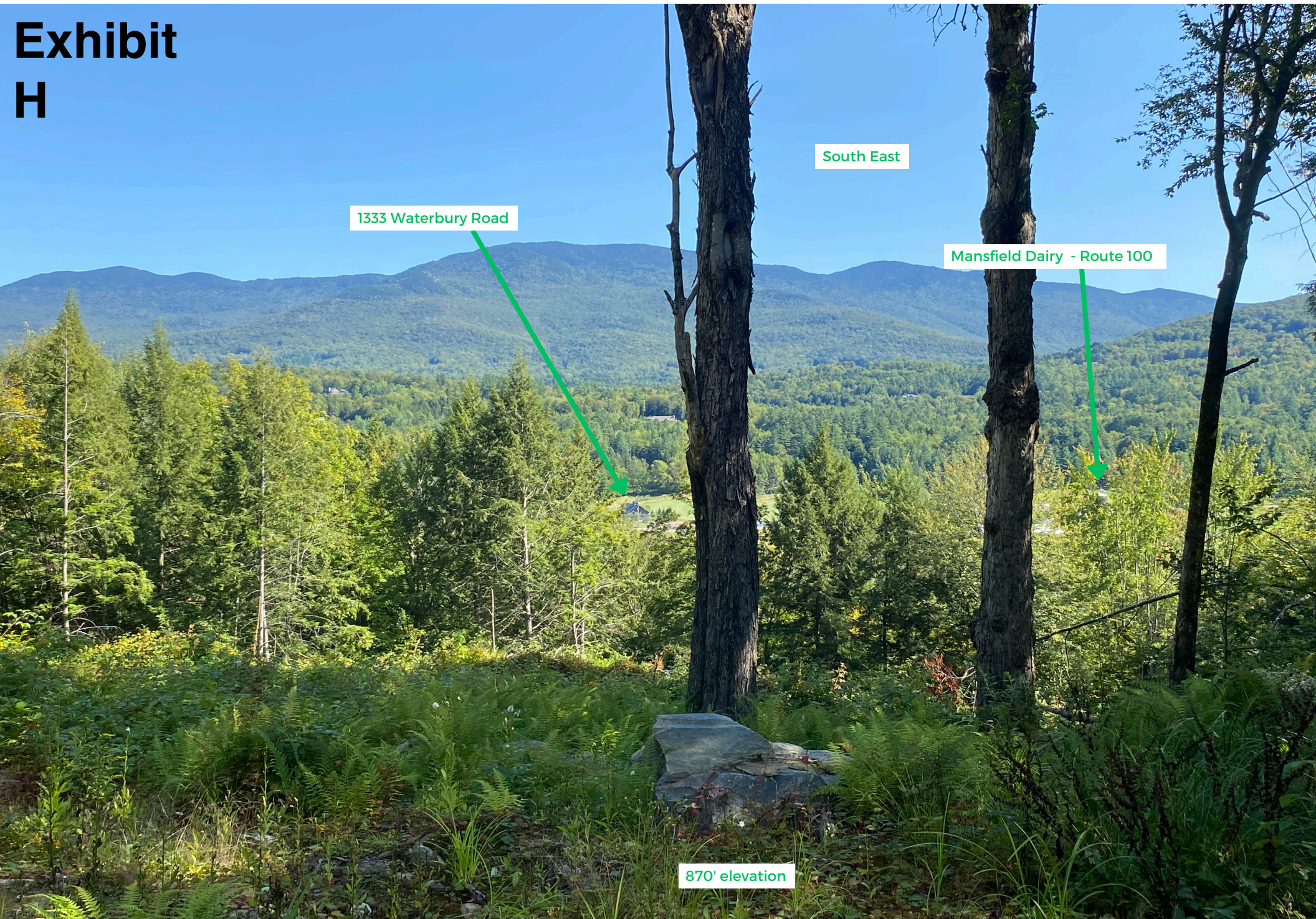
Sheet Title
EXISTING SITE PLAN

Date: 260428
Scale: 1" = 50'
Project Number: 0001
Designer: IMMERSIVE DESIGN
Project Engineer: VLD
Owner: NR HOLDINGS LLC



C1-01

Exhibit H



South East

1333 Waterbury Road

Mansfield Dairy - Route 100

870' elevation

VIEW ANALYSIS

Bird's Eye View



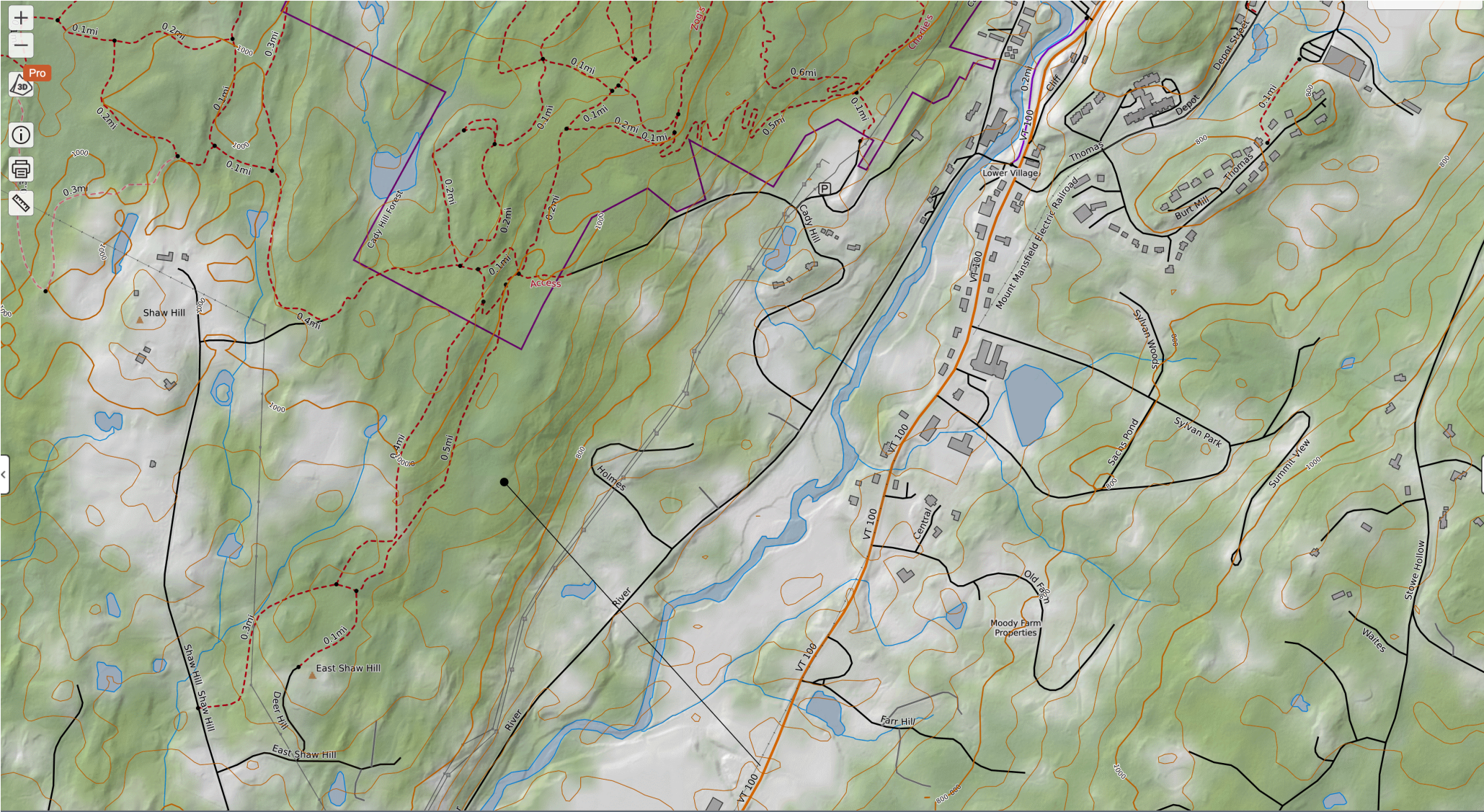
Proposed New Construction Site

1333 Waterbury Road

Mansfield Dairy - Route 100
Distance = 2600'

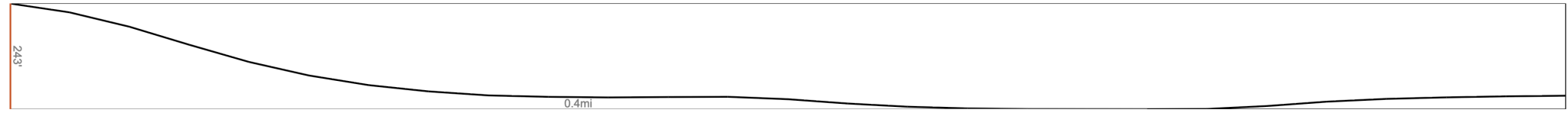
VIEW ANALYSIS

Cross Sectional Terrain Cut (and Proximity to Cady Hill Trails)



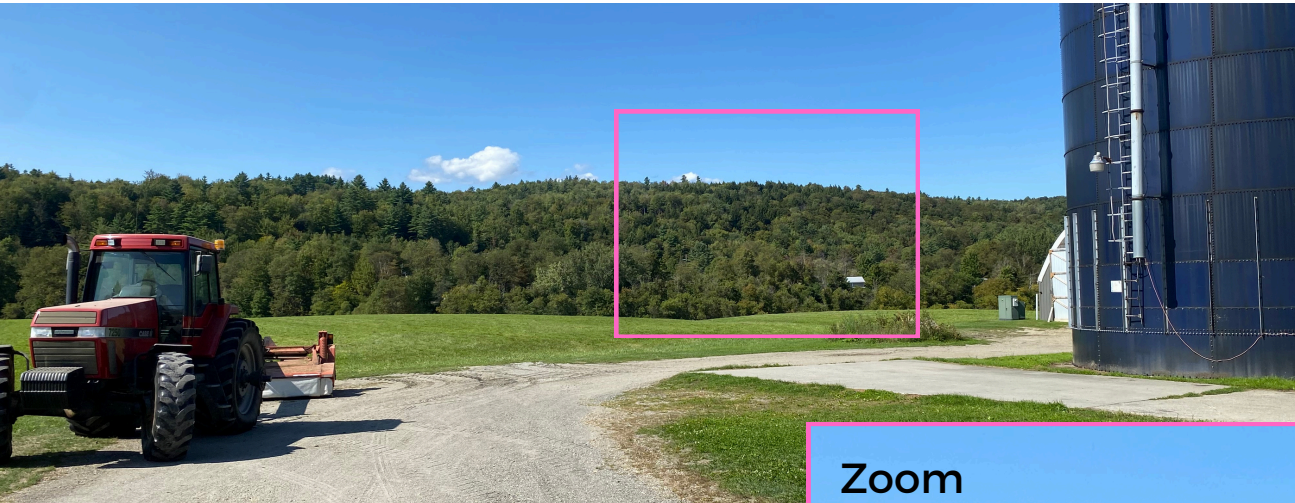
Measured Profile

distance: 0.49mi range: 648' to 891' gross: +32'-244' time: n/a sample 95'w/ 0.7x vert. exag.
cursor:



VIEW ANALYSIS

In the Valley View (from Route 100)



Site

Zoom



754 River Road

Application for Minor Subdivision



01. Project Narrative

This proposal for 754 River Road seeks approval for a 3-lot Minor Subdivision of an existing 13.3-acre parcel located within the RR-2 Zoning District in the Town of Stowe. The subdivision will create three regularly shaped lots extending generally from River Road upslope toward the north-western portion of the property. The proposed lots consist of: (1) an approximately 4.01-acre parcel containing the two existing single-family dwellings near River Road; (2) an approximately 4.26-acre middle parcel containing two proposed building zones and identified parking areas; and (3) an approximately 5.0-acre upper-elevation parcel containing an additional proposed building zone and associated parking area. No new buildings or land development are proposed as part of this application. The subdivision application is limited to the creation of the three lots and the identification of conceptual building and wastewater areas for future planning purposes.

The proposed subdivision has been designed to comply with the planning and design standards of the Stowe Subdivision Regulations and Zoning Regulations by respecting the natural topography, minimizing land disturbance, and maintaining the rural residential character of the RR-2 District. Lot configurations are regular and proportional, with lot widths generally similar to lot depths, creating practical development envelopes while avoiding narrow or irregular parcel geometry. The proposed building zones and parking areas are located outside constrained areas to the extent practicable and are intended to demonstrate that each lot can reasonably accommodate future residential development in compliance with applicable setbacks, access, wastewater, and dimensional standards.

The two existing dwellings on the lower parcel were previously permitted and constructed in accordance with applicable Town and State regulations and will remain unchanged. No additional access points onto River Road are proposed. All three lots will continue to utilize the existing private access roadway known as Willow Tree Lane, thereby minimizing roadway impacts and preserving the existing roadside character along River Road. No public roads, municipal utilities, or significant infrastructure extensions are proposed.

The subdivision layout was developed with consideration for existing site features, including topography, drainage patterns, wooded areas, and open land areas. Building zones and associated wastewater disposal areas have been identified based upon site evaluation work, including completed perc testing and the establishment of viable leach field areas serving each lot. Due to the topography and other natural features, some septic and well sites will serve adjacent lots and will be accommodated by standard utility easements. Future development will be required to obtain all applicable local and State permits, including wastewater and potable water approvals.

The proposal is consistent with the purposes of the Stowe Subdivision Regulations by promoting orderly development while preserving the natural and scenic qualities of the property. The subdivision maintains substantial open land across the site, limits unnecessary clearing and grading, and avoids overextension of infrastructure. Because no new construction is proposed at this time, impacts related to traffic, stormwater, visual character, and neighborhood compatibility are expected to be minimal. Any future development within the designated building zones will remain subject to all applicable zoning, stormwater, erosion prevention, and building permit requirements.

Overall, the proposed 3-lot subdivision represents a low-impact and context-sensitive division of land that is compatible with the surrounding rural residential development pattern and consistent with the intent of the Town of Stowe Subdivision and Zoning Regulations.

02. Easements

Planned Easements

A well on Lot B serves the existing houses on Lot A. The proposed leach field for buildings on Lot B will reside on Lot A. Standard utility easements will be used to formalize this arrangement. The boundaries of these easements are indicated on the site plan.

03. View Analysis

See Exhibit H

From the proposed Building Zone on Lot C at the highest elevation of the property Route 100 is barely visible to the South East during Spring, Summer, and Fall. No additional clearing of trees in that view shed is proposed at this time or in the future. Future tree cover limits are depicted on the proposed plan and would not affect the view shed should clearing ever extend to these limits. Collectively From route 100 the site is essentially imperceptible. Photos in the analysis paint the full picture.

Note that route 100 will be more visible during winter months with the leaves having fallen off the deciduous trees in the view shed.

04. Fire Dept. Standards & Fire Protection

...

The existing internal roadway, Willow Tree Lane, has been designed in conformance with the Town of Stowe Fire Department Construction Standards and applicable Development Review

Board precedents. The following elements demonstrate compliance:

Right-of-Way and Width

A 50-foot right-of-way is established in the site plan, consistent with subdivision and fire access requirements. The constructed travel lane within this right-of-way will maintain a width of 16–20 feet, sufficient to accommodate fire apparatus while limiting overall site disturbance. This width falls within the range approved in comparable PRD decisions, balancing safe access with the preservation of surrounding open space.

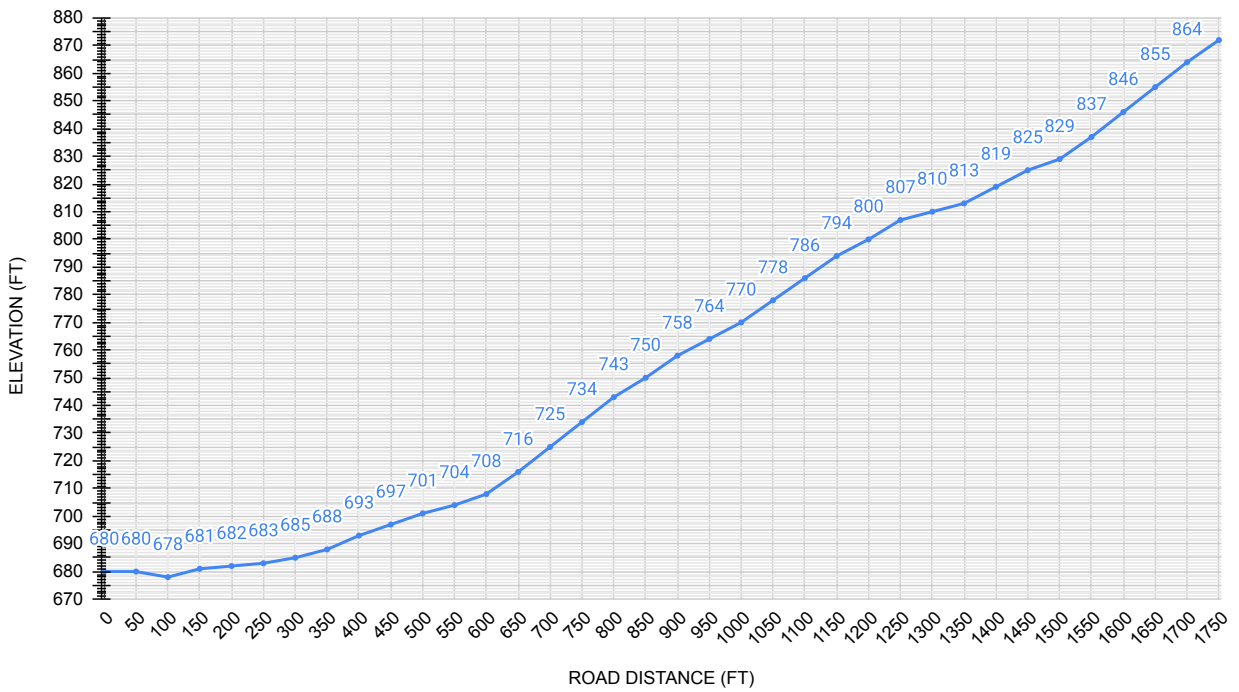
Grades and Alignment

The internal road has a maximum grade of 18% in existing sections and an average grade of 9%. Existing sections of the road currently serve two dwellings on an adjacent lot that were recently approved in subdivision application and passed the Fire Department’s standards. Road profiles have been provided. See Exhibit R.

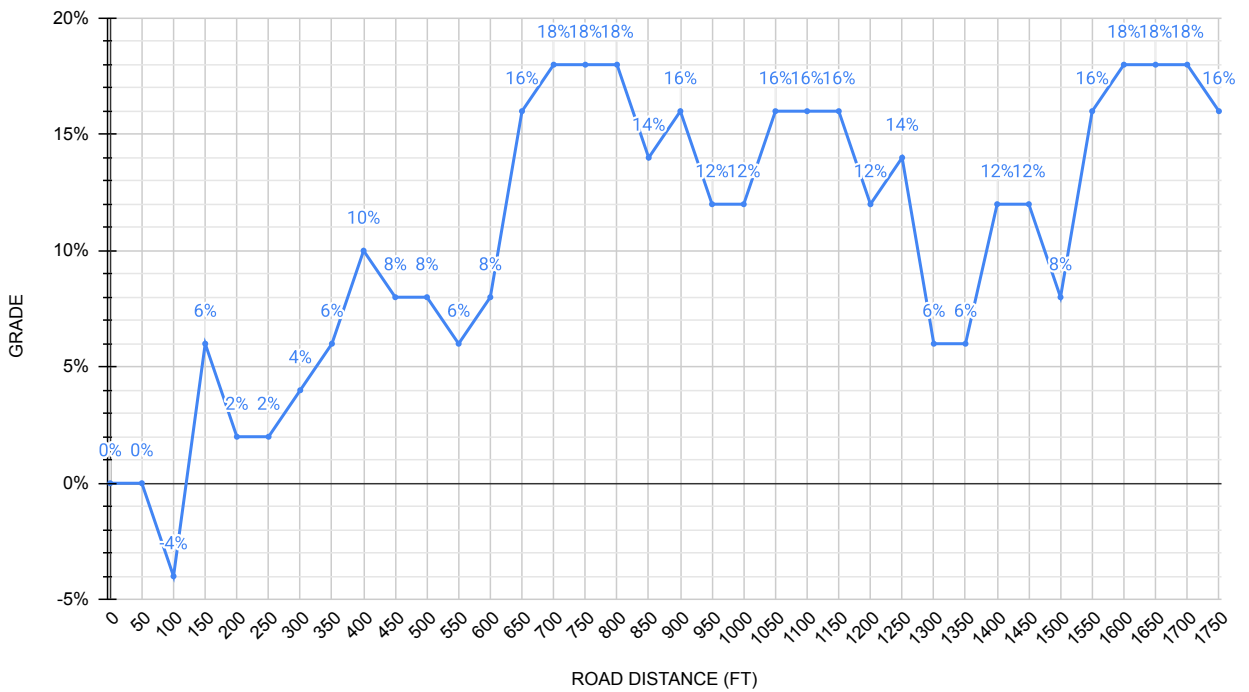
Class 3 Road Requirement

Under 19 V.S.A. §302(a)(3)(B), a Class 3 town highway must be “negotiable under normal conditions all seasons of the year by a standard manufactured pleasure car,” with sufficient surface and base, adequate drainage, and sufficient width to allow winter maintenance. Road designs meet or exceed these standards.

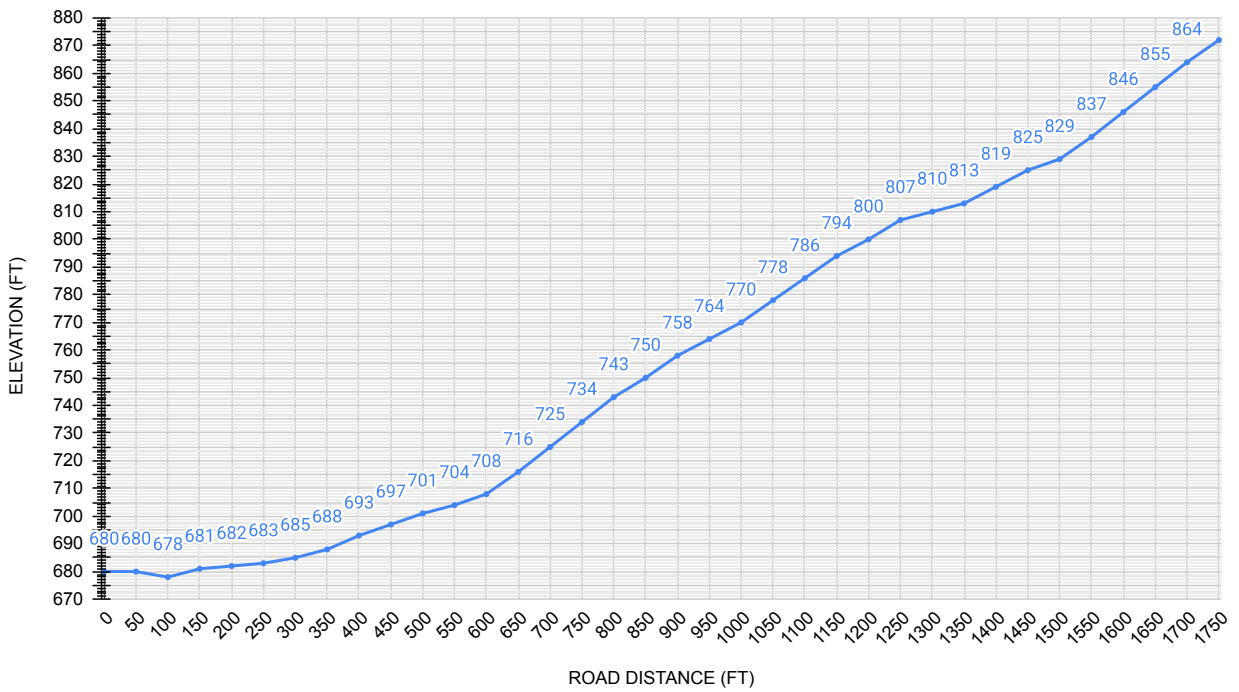
ROAD PROFILE EXISTING + PROPOSED



ROAD PROFILE EXISTING + PROPOSED



ROAD PROFILE EXISTING + PROPOSED



ROAD PROFILE EXISTING + PROPOSED

