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)	7946
Date Received:	10/14/26

Property Owner Information	
Property Owner	CONCERTO, LLC
Mailing Street Address City, State and Zip	1799 MT. ROAD. Suite 7

Property Information & Location		
Physical Address	RED BARN SHOPS 1799 MOUNTAIN RD. STOWE, VT	
Tax Map ID	06-086.000	
Existing Use VACANT		Proposed Use FOOD TRUCK TACOS

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

SET-UP TACO TRUCK & PICNIC TABLES FOR FOOD SERVICE.
USE THE RENTED SPACE FOR RESTROOM & DISH AREA.

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 LLC ☑ Agent for Owner Manager	Signature: Paul Spata Date: 10.9.26

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☐ No☑
Will over ½ acre of land be graded or disturbed?	Yes☐ No☑
Will the development create an additional ½ acre of impervious surface?	Yes☐ No☑
Will there be other changes resulting in increased sewer or water flows?	Yes☐ No☑
Will there be a new connection to the Stowe sewage system?	Yes☐ No☑
Will there be a new connection to the Stowe water system?	Yes☐ No☑
Is any portion of the building rented out?	Yes☒ No☐
Is an Act 250 permit or amendment required?	Yes☐ No☑

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	$300
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	$ 15
Additional Recording Fee for permit	$15.00/page	$ 15
Additional Recording Fee for Mylar	$25.00/sheet	$
Total Application Fee Including Recording		$ 330

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 10/14/26

Zoning District _____

Overlay District _____

Approved Date _____
Effective Date _____
Expiration Date _____

Permit Fee	$ 300
Recording Fee	$ 30
TOTAL FEE	$ 330

☑ Check # 1714 $300 ☐ Cash
CC $30

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

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.

4. Exhibit A - Proposed Mobile Food Unit Site Plan



Conceptual site exhibit. Property lines, setbacks, dimensions and scale should be verified as required by the Town.

CAJA TAQUERIA

Proposed Mobile Food Unit - Stowe Permit Submission Packet

Project Location	Red Barn Shops - 1799 Mountain Road, Stowe, Vermont
Leased Premises	Unit 1
Mobile Food Unit	8 ft x 20 ft food trailer
Hours	Daily, 11:00 AM - 9:00 PM
Opening	As soon as permits and approvals allow
Power	Electrical service from leased Unit 1
Fresh Water	Onboard food-trailer water system
Wastewater	Food-trailer wastewater disposed of through the approved wastewater facilities in Unit 1
Seating	4 picnic tables on lawn
Restroom	Existing restroom inside Unit 1

1. Project Narrative

CAJA Taqueria proposes to operate one 8 ft x 20 ft mobile food trailer at the Red Barn Shops, 1799 Mountain Road, Stowe, Vermont. CAJA will lease Unit 1 in the existing building. The trailer is proposed on the lawn on the east/right side of the building toward Mountain Road (VT-108), as shown on Exhibit A.

Proposed operating hours are daily from 11:00 AM to 9:00 PM, with opening requested as soon as all required approvals are obtained. Electrical power will be supplied from leased Unit 1. Fresh water will be carried onboard the food trailer. Wastewater generated by the mobile food unit will be transported to and disposed of through the approved wastewater facilities serving Unit 1, subject to applicable health and wastewater requirements. Existing restroom facilities inside Unit 1 will serve the operation. Four picnic tables are proposed on the lawn for customer seating.

The trailer will remain outside the existing striped parking area so normal customer parking and vehicle circulation can continue. Pedestrian access will be maintained and the Stowe Recreation Path will remain unobstructed. Trash, recycling, and compost will be managed in accordance with applicable requirements.

Wastewater note: Before filing, confirm with the Town/State that the existing Unit 1 wastewater approval allows disposal of wastewater generated by the food trailer. This packet describes the proposed method but does not itself establish wastewater capacity or authorization.

2. Landowner Authorization

Property: Red Barn Shops, 1799 Mountain Road, Stowe, Vermont

I, the undersigned property owner or authorized representative, authorize CAJA Taqueria to submit applications and supporting materials for placement and operation of an 8 ft x 20 ft mobile food trailer at this property, generally as shown on Exhibit A, including four picnic tables on the lawn and use of leased Unit 1 for electrical service, restroom access, and proposed wastewater disposal, subject to all required approvals.

Legal property owner CONCERTO, LLC

Signature Paul Spera, LLC manager

Printed name / title PAUL SPERA. MANAGING DIRECTOR

Date 10.9.2026

Applicant / CAJA Taqueria

Applicant BRYAN PALICONIS By Paul 10/7/26

Signature

Date OCTOBER 7, 2026

3. Submission Checklist

[X] Town of Stowe Development Application completed and signed.

[X] Landowner authorization/signature.

[X] Project narrative and Exhibit A site plan.

[X] Trailer photographs/specification sheet.

[ ] Electrical connection from Unit 1 documented.

[ ] Onboard fresh-water system documented.

[ ] Wastewater disposal through Unit 1 described and wastewater approval/capacity confirmed.

[ ] Restroom access inside Unit 1.

[ ] Four picnic tables shown/identified.

[ ] Trash, recycling, and compost plan.

[ ] Any proposed signage and exterior lighting.

[ ] Town review type, setbacks, fees, and DRB requirements confirmed.

[ ] Applicable Vermont health/mobile-food and fire-safety approvals confirmed.