

**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	JAREN & ERIKA WILCOXSON
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	0 GREY BIRCH ROAD
Tax Map ID	11-227.030
Existing Use VACANT	Proposed Use RESIDENTIAL

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

PROPOSED REVISIONS TO PREVIOUSLY APPROVED BUILDING ZONE AND  
CLEARING LIMITS OF LOT 3 OF THE VERCON ASSOCIATES 16-LOT SUBDIVISION.

**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: 12-23-25
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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 ½ acre of land be graded or disturbed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will the development create an additional ½ 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: n/a \* 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)	\$0.30	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	\$0.10	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$60.00	
Minimum application fee for Single & Two-Family Dwellings/Permitted Uses	\$60.00	
<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)	\$0.40	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	\$0.25	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$100	
Administrative amendment by Zoning Administrator	\$75.00	
<b>Fee:</b>		<b>\$</b>
Development Review & Public Hearing Fees	Fee/Sq. Ft.	Fee Required
Appeal of Action of Zoning Administrator	\$250.00	
Variance or Dimensional Waiver	\$250.00	
Conditional Use Review	\$250.00	
Ridgeline & Hillside Overlay District (RHOD) Review	\$250.00	
Design Review (Single-Family & Two-Family Dwelling)	\$60.00	
Design Review (All other uses except Single-Family & Two-Family Dwelling)	\$250.00	
Subdivision Review (includes PRD's & PUD's)		
Preliminary Layout Application (base fee)	\$250.00	
Preliminary Layout (fee per unit or lot if equal to and/or more than 5 lots/units)	\$275.00	
Final Plat Application (base fee)	\$250.00	
Final Plat Application (additional fee per unit or lot if preliminary layout was not required)	\$150.00	
Minimal Alteration reviewed by Zoning Administrator	\$100.00	
Other subdivision applications/amendments requiring DRB approval	\$250.00	<b>\$250</b>
<b>Fee:</b>		<b>\$</b>
<b>Signs</b>	\$70.00	
<b>Fee:</b>		<b>\$</b>
<b>Recording Fees /Stowe Land Records (set by state law)</b>		

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	\$ \$25
<b>Total Application Fee Including Recording</b>		<b>\$ \$305</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 \_\_\_\_\_  
  
Denied Date \_\_\_\_\_  
Reason \_\_\_\_\_

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

☐ 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](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, Zoning Director and Administrator  
Town of Stowe, Akeley Memorial Building  
67 Main Street, Stowe, VT 05672

December 23, 2025

Subject: Proposed Revisions to Building Zone & Clearing Limits  
Lot 3, Vercon Associates 16-Lot Subdivision  
Jaren & Erica Wilcoxson, 0 Grey Birch Road (11-227.030)

Project #22130

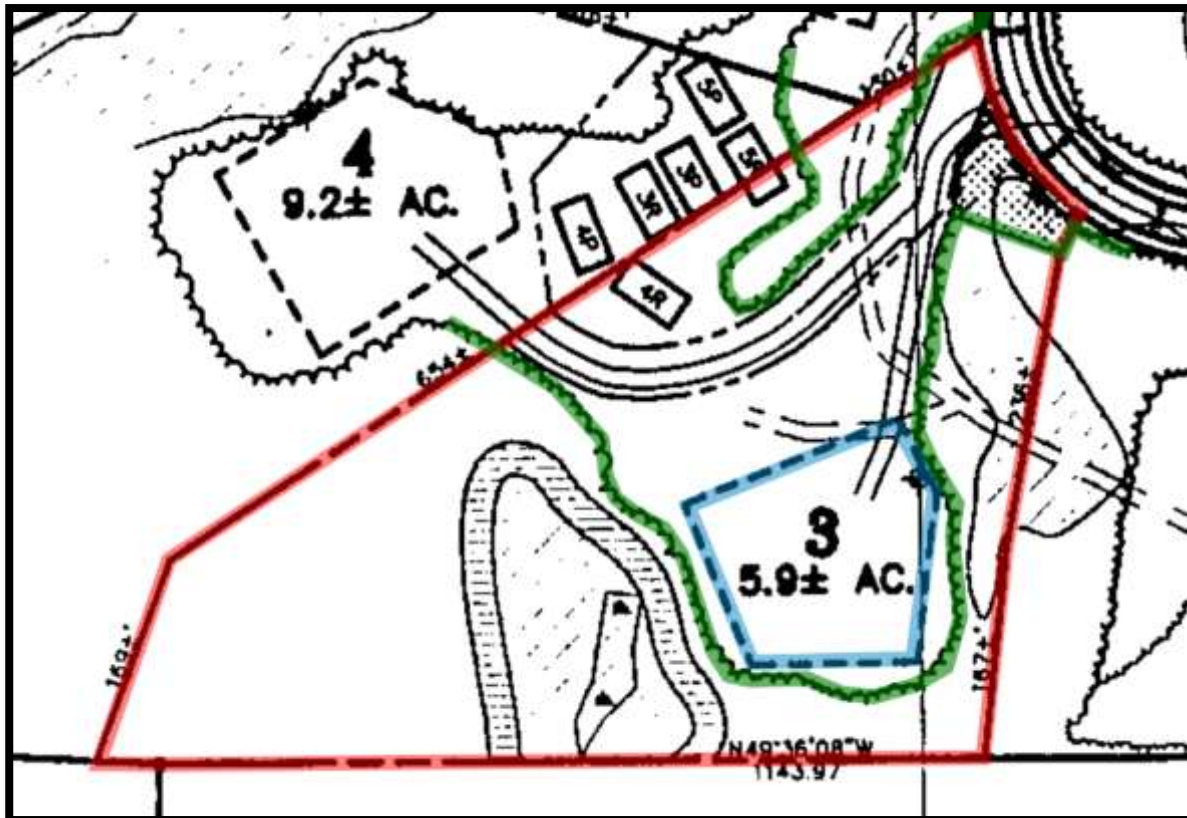
Dear Sarah,

Please find attached application and supporting materials for a request to revise the building zone and the clearing limits on the property of Jaren & Erica Wilcoxson on Grey Birch Road, commonly known as Lot "3" of the Vercon Associates 16-Lot Subdivision, originally approved in 1994. The property is located in the Upper Mountain Road (UMR) and Rural Residential 2 (RR2) zoning districts.

Included with this application and narrative are the following documents:

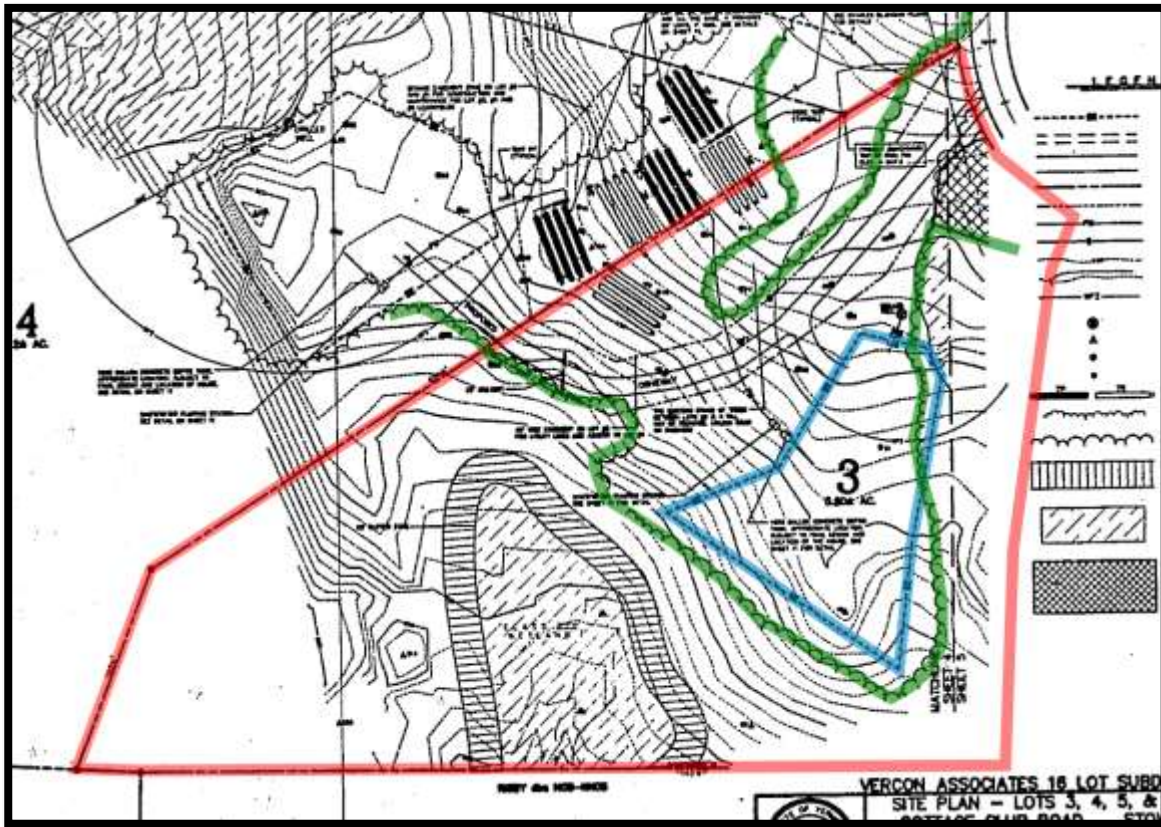
- Development Application
- Project Narrative
- Site Plan, by Mumley Engineering, Inc.
- Reference plans:
  - o Survey Plat, by Charles Grenier, sheet 2 of 3, last revised Nov 1996
  - o Site Plan & Clearing Limits, by Charles Burnham, sheet CB1, last revised Sept 1998
  - o Site Plan, by Charles Grenier, sheet 4 of 12, last revised Dec 2001

The Vercon Associates 16-lot subdivision included proposed building zones and clearing limits for Lot 3 as shown on the Charles Burnham Site Plan, originally dated August 1994:





The building zone and clearing limits of Lot 3 were revised and approved by the Town of Stowe in 2001, under Permit #S-01-20, as shown on the Charles Grenier Site Plan:



The 2001 approval modified the shape of the building zone and shifted it uphill. The clearing limits appear to have been only slightly revised, with the proposed tree line moving further uphill (with the building zone) and enlarged slightly at the uphill side of the new building zone.

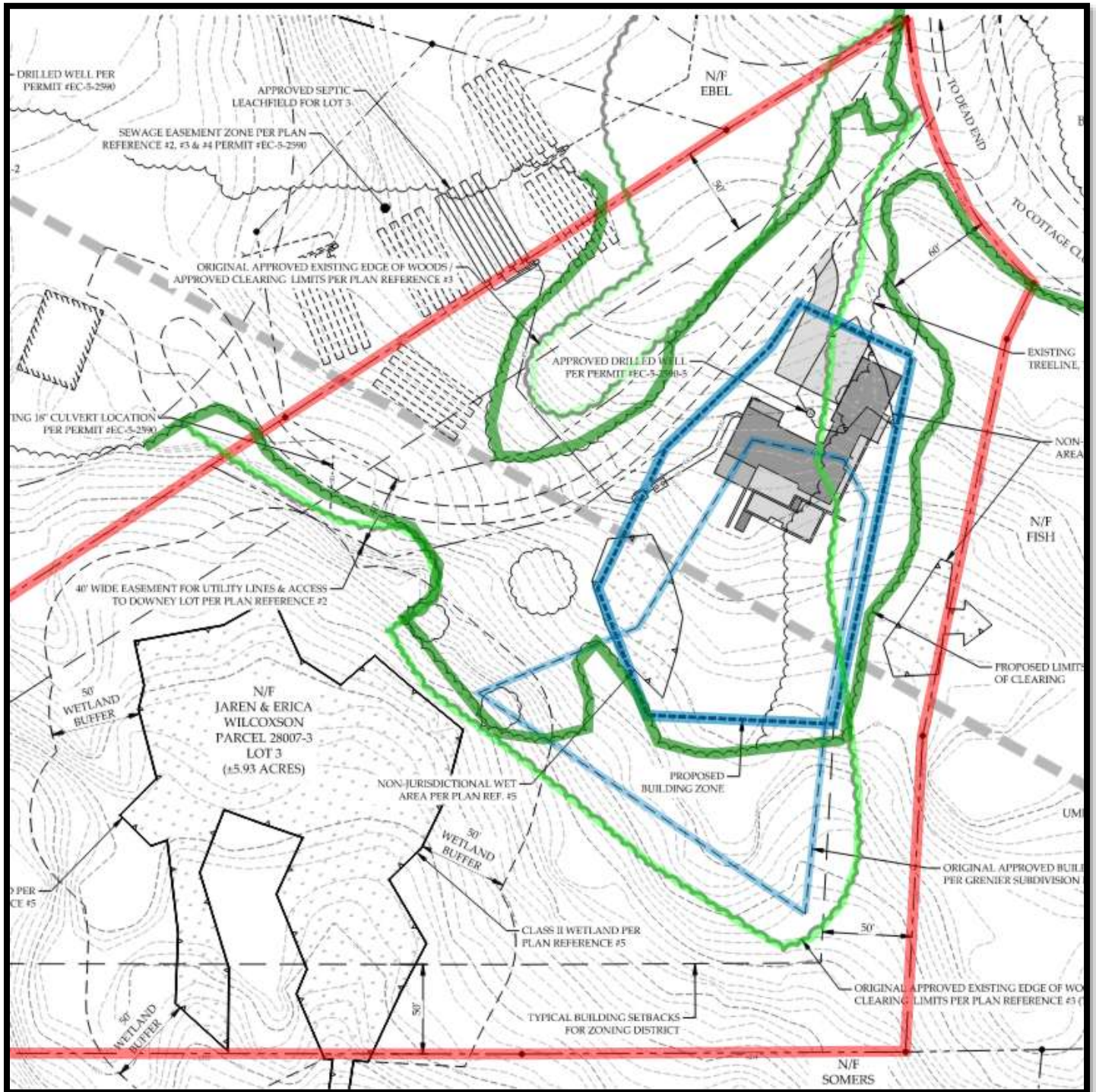
The Wilcoxsons desire to construct their home a little further uphill as compared to the previously approved building zone. This provides an ideal layout for their proposed house design. It may help with potential views to the southwest, but it does not result in any increased exposure of the site from any public vantage points.

The proposed building zone is revised to follow the typical UMR and RR2 setback (50 feet) along the east portion of the property, and run along the existing shared driveway easement along the western portion. The south portion is moved uphill from the previously approved building zone. The new building zone is slightly smaller in area.

The proposed clearing limits are revised to correspond with the new building zone along the east side of the property. In this area, there will be an adequate amount of wooded area to remain in order to maintain screening and privacy for the lot to the east (n/f Fish). On the south downhill side, the clearing limit is significantly reduced to allow for more vegetation to remain, which helps combat the recent clear cutting of Hob Knob development. Overall, the proposed clearing limits are reduced in area compared to the previously approved area. Further, the originally designed fire pond at the north end of Lot 3 is no longer required, therefore the existing vegetation in this area is proposed to remain.



The proposed Site Plan by Mumley Engineering shows the previously approved and the new proposed building zones. It also shows the previously approved clearing limits, the existing tree line, and the proposed limits of clearing.



### "Stowe Club Test"

The applicant seeks to amend the building zone and clearing limits to accommodate a future single-family dwelling. As described above, the original subdivision was approved in 1994 and included various building zones and clearing limits for the new lots. In 2001, the Town approved revisions to the building zone and clearing limits on Lot 3.

The fact that the building zone and clearing limits have been previously revised since the original approval indicates that they were not necessary to resolve a critical issue or concern of the original subdivision project. This history suggests that the building zone and clearing limits have a greater level of flexibility and a lesser scale of finality. Therefore, any additional proposed revisions could be allowed, especially if they do not result in any significant differences or increases in potential impacts.

However, if deemed as "critical" by the DRB, then consideration can be given in balancing the competing policies of flexibility and finality for the "Stowe Club Test".

In accordance with this evaluation, we believe there is justification in altering the previous conditions of the Lot 3 approval due to "changes in the construction and operation of the permittee's project, not reasonably foreseeable at the time the permit was issued". The application in 2001 was proposed by a previous landowner and did not foresee the appropriate or necessary building zone that might be needed for siting of the proposed house. The proposed building zone and associated clearing limits show the ideal location for the landowner's use, operation, and maintenance of their property, including the enjoyment of the property and keeping of the beauty of the land. This proposed layout and use of the property would not have been reasonably known at the time of approval.

Further, there are "changes in factual circumstances beyond the control of the permittee" including the significant amount of clearing recently completed by the abutting downhill property (commonly known as the Hob Knob development), including clear cut up to the shared property line. In lieu of the clearing, the applicant proposes to shift the building zone and clearing limits of Lot 3 further from the Hob Knob property in order to help maintain adequate buffer and screening.



This application is in accordance with the Town of **Stowe Subdivision Regulations**. Accordingly, the proposed project will not create any undue adverse impacts on:

1. *Character of land for subdivision:*

- The proposed revised building zone and clearing limits are not expected to change considerations for the character of the land for subdivision.

2. *Natural and Scenic Features:*

- The proposed revised building zone and clearing limits are not expected to create any undue adverse impacts on: brooks, streams, water bodies, ground water resources and wetlands; prime agricultural soils, farmland resources and scenic meadowland; important forest resources; aesthetic resources and scenic vistas, including views onto and arising from subject property.
  - Lot 3 does not include any 'blue line' streams
  - Lot 3 does include a Class 2 wetland that is located downhill of the proposed house site; the proposed revised building zone and clearing limits will provide additional buffer from the wetlands area.
    - There are three small wet areas on the property not considered jurisdictional wetlands because they are too small and isolated.
  - Lot 3 does include mapped prime agricultural soils, however the site has been previously approved for development.
    - The proposed revisions to the building zone and clearing limits will result in a net decrease in impacts to the mapped prime ag soils.
  - Lot 3 has an existing cleared area in the majority of the proposed building zone; additional clearing will be minimal and will not significantly impact screening from adjacent properties.
  - Mature existing wooded areas around the Lot 3 parcel are to remain and provide significant screening from any possible views onto the property.

3. *Protection of Significant Wildlife Habitat and Natural Communities:*

- Lot 3 does not include any mapped Rare Threatened and Endangered Species.
- The lower southern portion of Lot 3 is mapped with a low-level habitat blocks (4 out of 10), however the parcel is previously approved for development, and the area of the habitat block is outside the limits of proposed clearing.
- Lot 3 is not mapped with deer wintering area.

4. *Historic Sites and Community Character:*

- The proposed building zone and clearing limits are not expected to change considerations for historic sites and community character.

5. *Reserved strips:*

- Not applicable.

6. *Screening:*

- The property is significantly screened with existing trees and vegetation from Route 100 and other potential vantage points in Stowe.
- The existing wooded areas that are to remain will provide adequate screening from adjacent properties and from Grey Birch Road.

7. *Pedestrian Access:*

- Not applicable.

8. *Traffic:*

- Not applicable.



9. *Municipal Facilities:*

- Not applicable (on-site water supply and wastewater disposal).

10. *Lot Configuration:*

- Lot lines are to remain as approved.

11. *Building Zone:*

- The proposed revised building zone will allow for the future house to be constructed a little further uphill as compared to the previously approved building zone. This provides an ideal layout for their proposed house design. It may help with potential views to the southwest, but it does not result in any increased exposure of the site from any public vantage points.

12. *Fire Protection Facilities:*

- The proposed revised building zone and clearing limits are not expected to have a significant impact on the ability for fire protection operations.

13. *Disclosure of Subsequent Development Plans:*

- It is expected that a single-family dwelling will be constructed on this parcel.

14. *Private Enforcement Mechanisms:*

- Not applicable.

*Section 5.3 – Open Space and Planned Unit Development:*

- Not applicable

*Section 5.4 – Road Standards and Coordination with Public Highways:*

- Not applicable.

*Section 5.5 – Utilities and Stormwater Management:*

- The proposed revised building zone and clearing limits are not expected to have any impacts on the previously approved utilities and stormwater management.

Please let us know if you have any questions or comments.

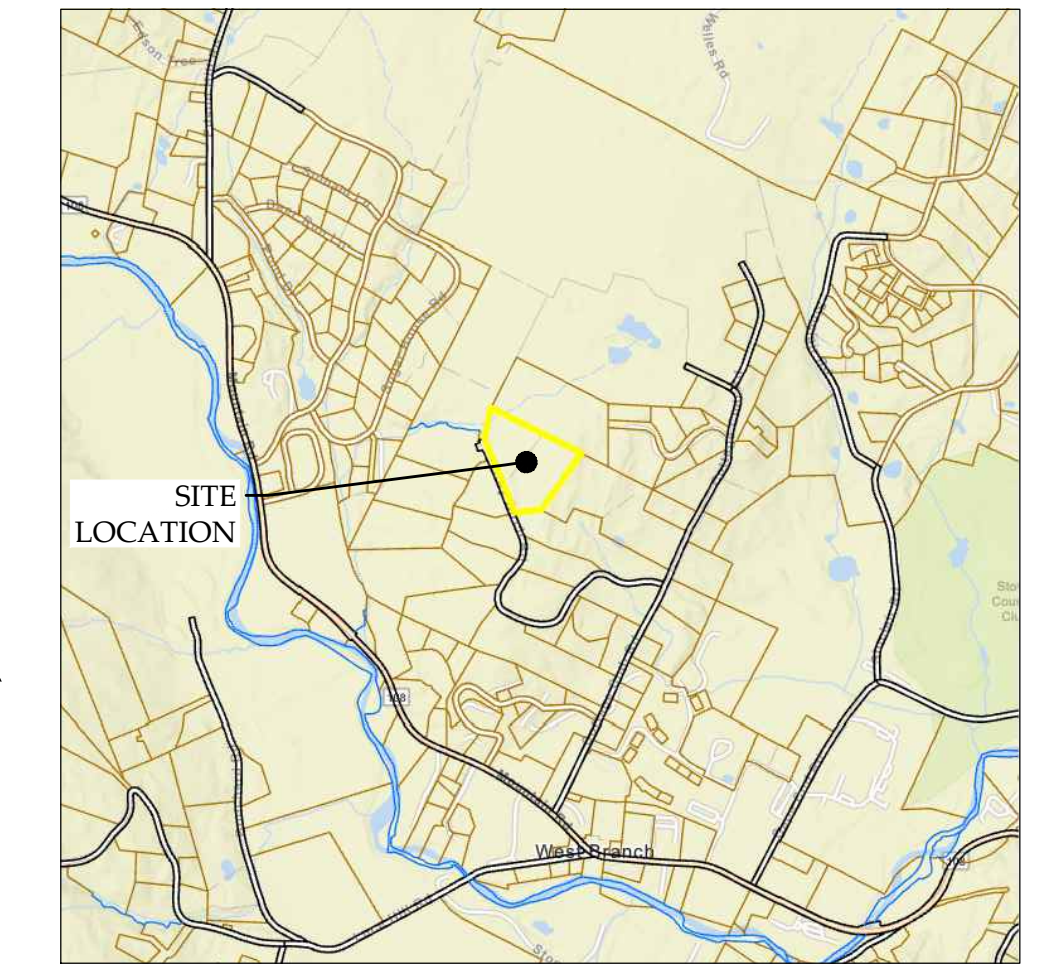
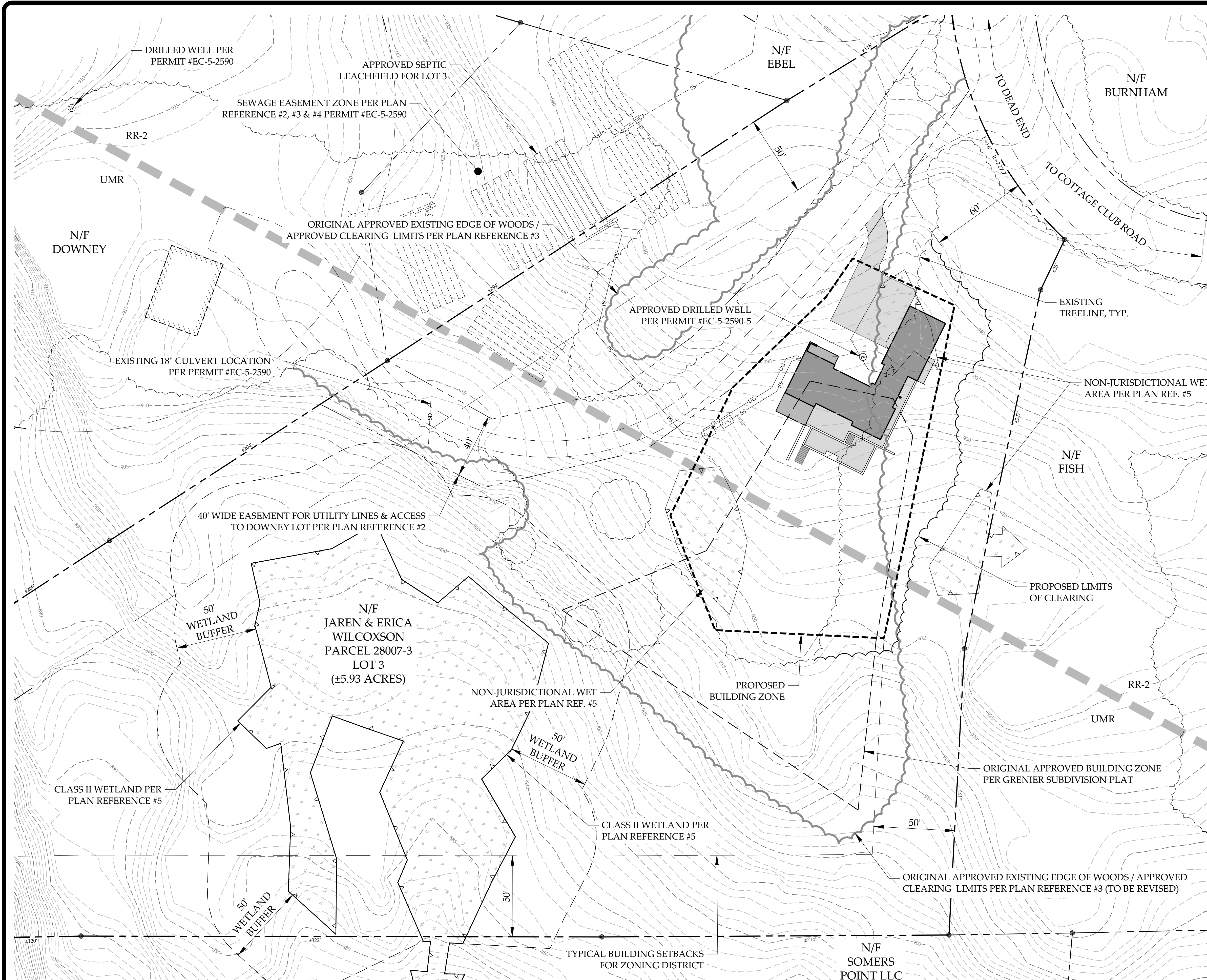
Sincerely,

Tyler Mumley, P.E.



Mumley Engineering, Inc.





**SITE LOCATION MAP**  
NOT TO SCALE

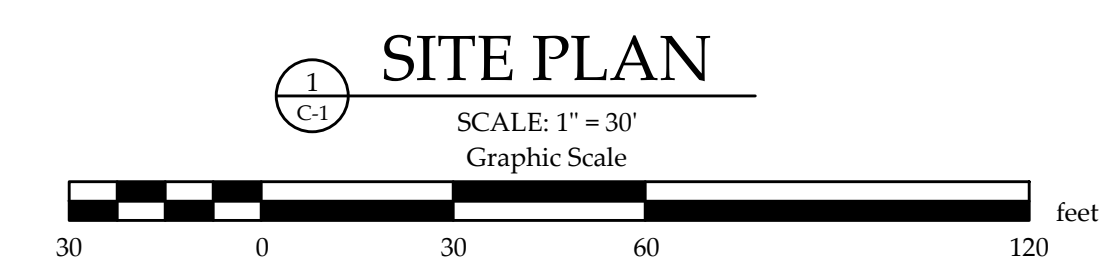
**PURPOSE OF PLAN:**  
PROPOSED REVISIONS TO THE PREVIOUSLY APPROVED BUILDING ZONE AND CLEARING LIMITS ON LOT 3 OF THE VERCON ASSOCIATES 16-LOT SUBDIVISION.

**ZONING NOTES:**  
DISTRICT: UMR  
MINIMUM LOT SIZE: 1 ACRES  
MINIMUM LOT WIDTH: 200 FT  
SETBACKS:  
FRONT = 50 FT  
REAR = 50 FT  
SIDE = 50 FT  
DISTRICT: RR2  
MINIMUM LOT SIZE: 2 ACRES  
MINIMUM LOT WIDTH: 200 FT  
SETBACKS:  
FRONT = 60 FT  
REAR = 50 FT  
SIDE = 50 FT

**OWNER OF RECORD:**  
JAREN & ERICA WILCOXSON  
203 ASPINWALL AVE  
BROOKLINE, MA 02446

- PLAN REFERENCES:**
- 1) TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 04-26-24.
  - 2) PARCEL INFORMATION TAKEN FROM PLAN ENTITLED "SURVEY OF GREY BIRCH DEVELOPMENT, 16 LOT SUBDIVISION, VERCON ASSOCIATES", DATED JAN. 1996, PREPARED BY CHARLES GRENIER CONS. ENGINEER P.C., SHEET 2 OF 3, REVISED 11-12-96.
  - 3) SITE INFORMATION TAKEN FROM PLAN ENTITLED "VERCON ASSOCIATES, 16 LOT SUBDIVISION, CLEARING LIMITS LOTS 1-14, COTTAGE CLUB ROAD, STOWE", SHEET CB-1, PREPARED BY CHARLES GRENIER, INC., DATED AUGUST 8, 1994, LAST REVISED SEPTEMBER 15, 1998.
  - 4) SITE & UTILITY INFORMATION TAKEN FROM PERMIT EC-5-2590-5 PLAN ENTITLED "VERCON ASSOCIATES 16 LOT SUBDIVISION, SITE PLAN - LOTS 3, 4, 5, & 12", SHEED 4 OF 12, PREPARED BY CHARLES GRENIER CONSULTING ENGINEER, P.C., DATED 8-8-94, LAST REVISED 08-23-2001.
  - 5) WETLAND IDENTIFICATION THROUGH FIELD INVESTIGATION BY ARROWWOOD ENVIRONMENTAL AND MAPPED BY ARROWWOOD ENVIRONMENTAL, 08-15-25.

- NOTES:**
- 1) THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #2. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27 SECTION 1403 AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
  - 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
  - 3) THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.



**SITE PLAN**  
JAREN & ERICA WILCOXSON  
GREY BIRCH ROAD  
STOWE, VERMONT

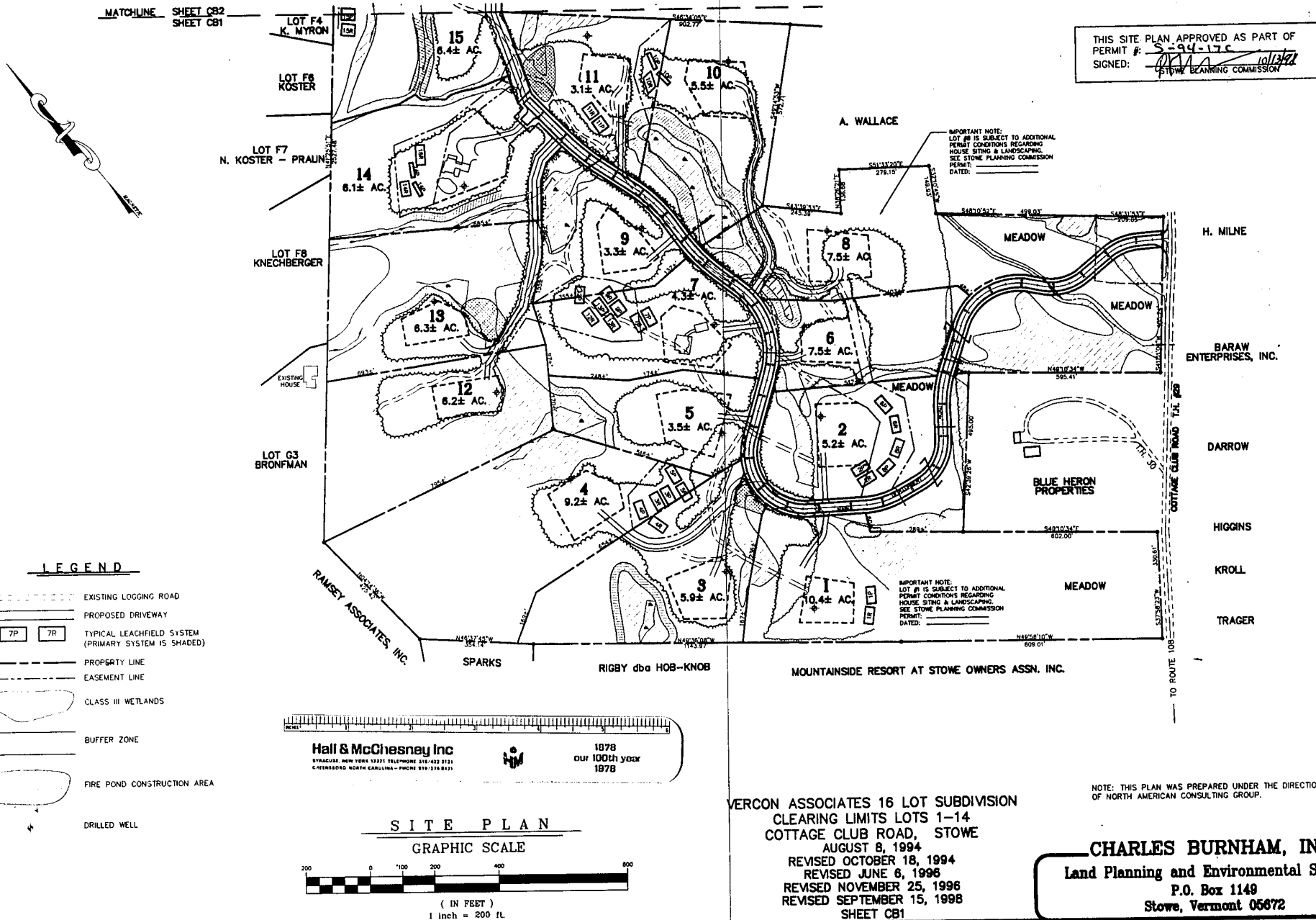
**MUMLEY**  
ENGINEERING, INC.  
46 HUTCHINS STREET  
MORRISVILLE, VT 05644  
WWW.MUMLEYENGINEERING.COM  
COPYRIGHT © 2025 - MUMLEY ENGINEERING, INC.

PROJECT NO.....22130  
DRAWN BY.....WEH/RCB  
CHECKED BY.....TRM  
SCALE.....1" = 30'  
DATE.....11/25/25

SHEET NO.  
**C-1**  
1 OF 1 SHEETS



Rephotographs of New England. 3d. CHARLES GRENIER, CONSULTING ENGINEER. This map was reproduced by the fixed line photographic process.





Filed: December 20, 2001 8:45 A.M.

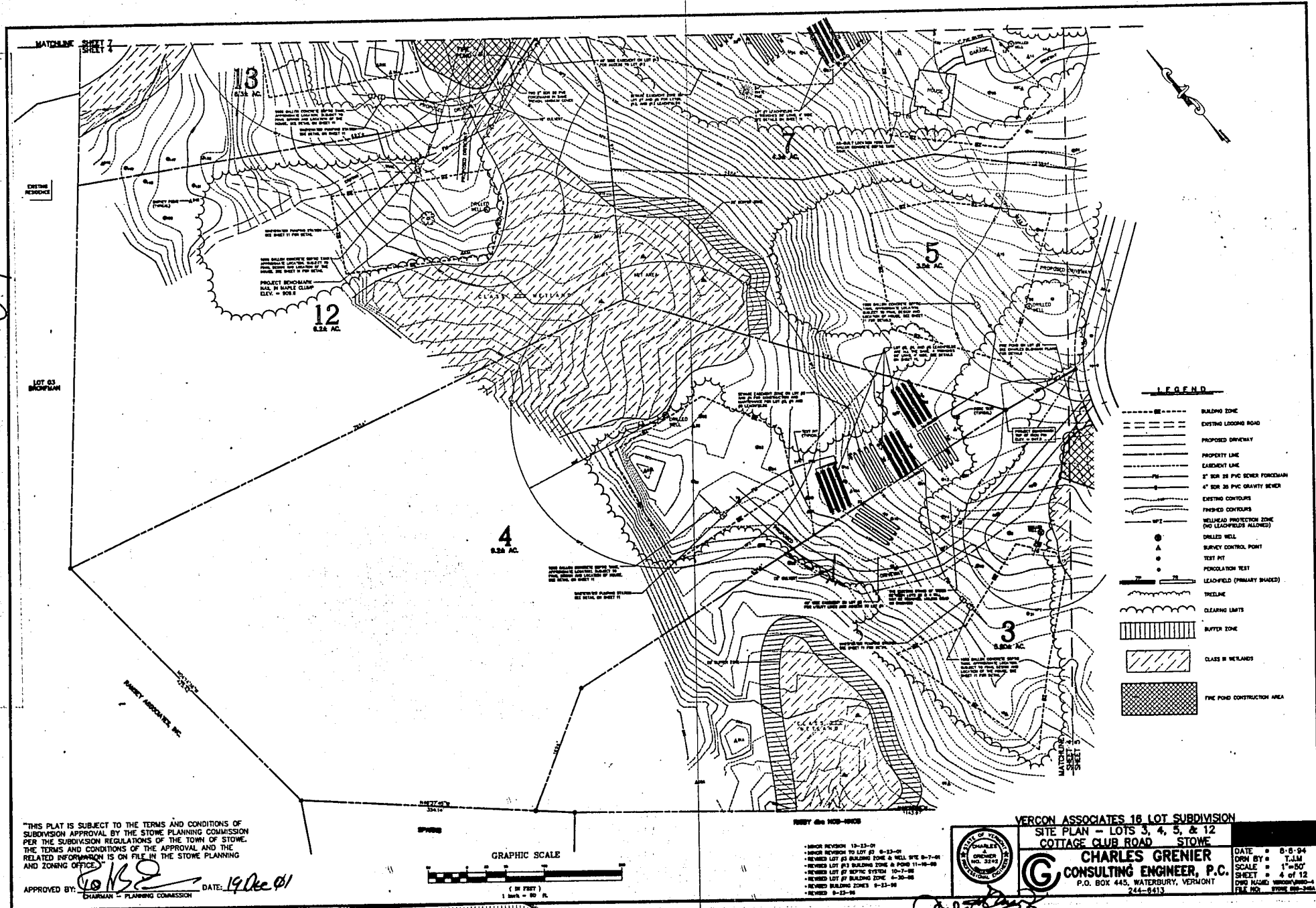
Attest: *Auisen Lewis*

Town Clerk Book 13 Page 50

Rephotographed in England, S. Burlington, VT hereby certifies that this map was reproduced by the fixed line photographic process.

This Plan is in compliance of 27 VSA 1403

*Charles Grenier* (signature)



Filed on 12-20-01 Under S-01-20

Filed December 6, 1996 at 4:15 P.M.

Attest: *Alvin A. Carney*

Town Clerk

Book 11, Pg. 37

## SUGAR HOUSE HILL SUBDIVISION

THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF SUBDIVISION APPROVED BY THE STOWE PLANNING COMMISSION PER THE SUBDIVISION REGULATIONS OF THE TOWN OF STOWE. THE TERMS AND CONDITIONS OF THE PLANNING AND RELATED INFORMATION IS ON FILE IN THE STOWE PLANNING AND ZONING OFFICE.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CHAIRMAN - PLANNING COMMISSION

N/A S.O.

EDWARD M. BRONFMAN  
65-54

GEORGE E. KNECHTSBERGER  
254-238

NICOLA KOSTER-PRAWN  
210-147

EVA-MARIE  
HEINZ  
91-317

KATHLEEN MYRON  
206-74

RAMSEY ASSOCIATES, INC.  
101-237

ALEXANDER KERR SPARKS, JR.  
43-138

DEBORAH & GEORGE B. RIGBY  
d/b/a HOB-NOB  
60-17

LOT 4  
9.15 AC.

LOT 12  
6.21 AC.

LOT 13  
6.34 AC.

LOT 14  
5.9 AC.

LOT 15  
6.6 AC.

LOT 3  
5.93 AC.

LOT 5  
3.56 AC.

LOT 7  
4.19 AC.

LOT 9  
3.18 AC.

LOT 11  
3.83 AC.

SURVEY OF  
GREY BIRCH DEVELOPMENT  
16 LOT SUBDIVISION  
VERCON ASSOCIATES  
COTTAGE CLUB ROAD T.H. #29 STOWE, VT.  
JAN. 1996  
SCALE: 1"=100'

PREPARED BY: CHARLES GRENIER, CONS. ENGINEER, P.C.

Sheet 2 of 3

REVISED 11-12-98 CHANGED SEWAGE EASEMENT ZONE ON LOT 14

INFORMATION TAKEN FROM HANSON SURVEY MAP USED TO PUT ON THIS SECTION OF FENCE AS IT HAS BEEN REMOVED. FENCE IS THE PROPERTY LINE.

REFER TO SHEET 3 FOR NOTES.

MATCHLINE Sheet 2  
Sheet 1

Hall & McChesney Inc  
SYRACUSE, NEW YORK 13211 TELEPHONE 315/433-3131  
GREENSBORO, NORTH CAROLINA - PHONE 919/274-8431

1878  
our 100th year  
1878