



Town of Stowe- Historic Preservation Commission

Meeting Minutes – November 6, 2024

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday November 6, 2024, at approximately 5:15 pm.

Participation was online via Zoom.

Members Present: McKee MacDonald, George Bambara, Barbara Baraw, Shap Smith, Tyson Bry, Cindy McKechnie and Chris Carey (alternate).

Staff Present: Ryan Morrison

McKee MacDonald attended via Zoom and agreed that George Bambara chair the meeting. The meeting was called to order by George Bambara at 5:15pm.

Project #: Informal Review

Owner: Town of Stowe

Tax Parcel #: 7A-039.000

Location: 67 Main Street

Project: Install a screen for a rooftop mechanical unit

Zoning: VC10/SHOD

Tom Bursey of Tom Bursey Designs, LLC presented the project. A new HVAC unit will be installed on the roof of a rear building section and Mr. Bursey is seeking input from the HPC as to which sort of screen will be preferred. Mr. Bursey presented photos and four (4) screen options. Screen options included a brick wall, an architectural louvered wall, a custom metal work wall to match the building's exterior staircase railings, or a white cubist form wall similar to that installed on the roof of 109 Main Street. The wall would be about ten (10) feet tall and lined with the building's fascia. The window above this section of roof would be blocked, but Mr. Bursey explained that that window is within a closet in town hall, so there wouldn't be much of a loss in terms of internal visibility to the outdoors. This window will also provide access to the rooftop, so the wall screen will also act as a safety wall. Tyson Bry stated that he preferred the custom metal work wall option since it matches the staircase, and that a shorter wall, maybe eight (8) feet in height, would be better. The rest of the HPC agreed on the wall type. Mr. Bursey and the Town of Stowe anticipate submitting a formal application for this project, which will go in front of the HPC for official review.

Project #: 7503

Owner: The Community Church

Tax Parcel #: 7A-054.000

Location: 188 Maple Street

Project: Window replacements and exterior heat pump unit with screening

Zoning: VR20/SHOD

Doug Viehmann presented the project. Scott Noble was also in attendance. The project will replace a triple window in the existing dormer with two (2) double hung windows, grids to match other existing windows, and installing a ground mounted heat pump unit with a white picket fence screen. As presented, the heat pump unit will locate approximately six (6) feet from the side yard property line. Staff noted that that is likely within the minimum setback area and couldn't be allowed without the proper setback waiver. The Applicant and Mr. Noble noted that the unit could be located behind the home and outside any required setback areas if necessary. Staff confirmed that that would be ideal and prove to be the easiest way to get the unit permitted. Shap Smith made

the motion to approve the window replacements as presented, and to approve the heat pump unit and screening in the alternate location that meets setback requirements, OR, if the unit has to locate within the side yard setback area, that the HPC provide a positive recommendation for a setback waiver to the DRB if needed. Barbara Baraw seconded the motion, and the application was unanimously approved as a minor.

Project #: 7504

Owner: Chalet Life Investments LLC

Tax Parcel #: 7A-026.000

Location: 51 South Main Street

Project: Installation of 4 egress windows

Zoning: VC10/SHOD

George Bambara recused himself, Shap Smith took over as chair. Graham Kramer presented the application. The project involves installing four (4) egress windows at the top floor elevation on the building's east side. Mr. Kramer said that the top floor will be converted into office space. The windows will have the same grid pattern as existing. Chris Carey commented that he would prefer to see a 2/2 grid pattern. Tyson Bry seconded that and that the new windows at the top floor should align with the windows at the ground floor level. Will need to see the actual window spec sheet. Mr. Kramer confirmed that there would be no window alterations/additions to the other side (west) of the structure. Staff noted that the submitted VT Fire Safety permit notes that the top floor of the building will be for two (2) separate dwelling units, contrary to what the applicant has presented. The applicant noted that this is an old permit and the project has changed. Staff stated that regardless of this, a change of use permit will be required, which will also likely require a new, onsite parking space, if not two (2) onsite parking spaces. The applicant is expected to return to the HPC with revised plans showing windows with matching grid patterns and manufacturer spec sheets of the windows to be installed. Tyson Bry also recommended that the applicant research the different types of egress requirements since commercial and residential requirements may differ, which may alter the current proposed use of the third floor – which remains unclear – either office space or dwelling units.

Project #: 7505

Owner: The Landing at Stowe LLC

Tax Parcel #: 11-199.000

Location: 3148 Mountain Rd

Project: Minor amendments to Project 6605 to include water room additions, condensers, venting, and landscaping

Zoning: MRC

George Bambara recused himself, Shap Smith remained as chair of the meeting. Kyle Gambone and Bond Worthington were in attendance and presented the application. The application proposes modifications to Project #6605 which approved three (3) triplex structures. Changes include: 1) addition of an attached water room to each structure, 2) heat pump mechanical units and suitable screening with cedar fencing, 3) replacement arborvitae along the north property where required, existing arborvitae were removed, 4) painting all exterior vents black, and 5) installation of window wells for egress. The applicant noted that the window wells, that include covers, are very minimally visible from Mountain Road. Chris Carey made the motion to approve the application as presented. Tyson Bry seconded the motion and the application was approved unanimously as a minor.

Other Business: None

Review Meeting Minutes:

No changes or edits were made to the prior meeting minutes.

The meeting adjourned.

Respectfully submitted,
Ryan Morrison, Deputy Zoning Administrator