



**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 #** 7510  
(To be assigned)

**Date Received:** 11/19/24

**Property Owner Information**

Property Owner	AGS VT INC, dba Stowe Village Maarket	
Mailing Street Address City, State and Zip	380 Hurricane Lane Suite 102, Williston, Vermont 05495	
Telephone Number	802-233-2661	Email mevans@agne.com

**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)	Stowe Village Market	
Mailing Street Address City, State and Zip	88 South Main Street Stowe, Vermont 05672	
Phone Number	802-253-4576	Email mevans@agne.com

**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:**

Requesting to build a privacy fence around the refrigeration unit which sits on top of the store.  
Please see the attached drawing

**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: Michael J Evans VP/GM AGS-VT Date: 11/12/2024
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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.**

<b>Construction Information</b> A site plan showing the proposed development is required if construction is involved. <i>The applicant is responsible for determining property lines and setbacks.</i>			
<b>Please answer the questions below for all projects:</b>			
Will there be a new curb cut (driveway opening)?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
Will over ½ acre of land be graded or disturbed?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
Will the development create an additional ½ 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: <u>15ft</u> * 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.			
<b>Please answer the questions below for all projects involving residential dwellings:</b>			
Existing Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:
New Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:
<b>Please complete the fee calculation below for all applications:</b>			
<b>Zoning Permit Fees - Single &amp; Two-Family Dwellings (Permitted Uses)</b>		<b>Fee/Sq. Ft.</b>	<b>Fee Required</b>
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>	
<b>Zoning Permit Fees – Conditional Uses (Commercial &amp; Multi-Family Uses)</b>		<b>Fee/Sq. Ft.</b>	<b>Fee Required</b>
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>	
<b>Development Review &amp; Public Hearing Fees</b>		<b>Fee/Sq. Ft.</b>	<b>Fee Required</b>
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>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	\$
Additional Recording Fee for permit	\$15.00/page	\$
Additional Recording Fee for Mylar	\$25.00/sheet	\$
<b>Total Application Fee Including Recording</b>		\$

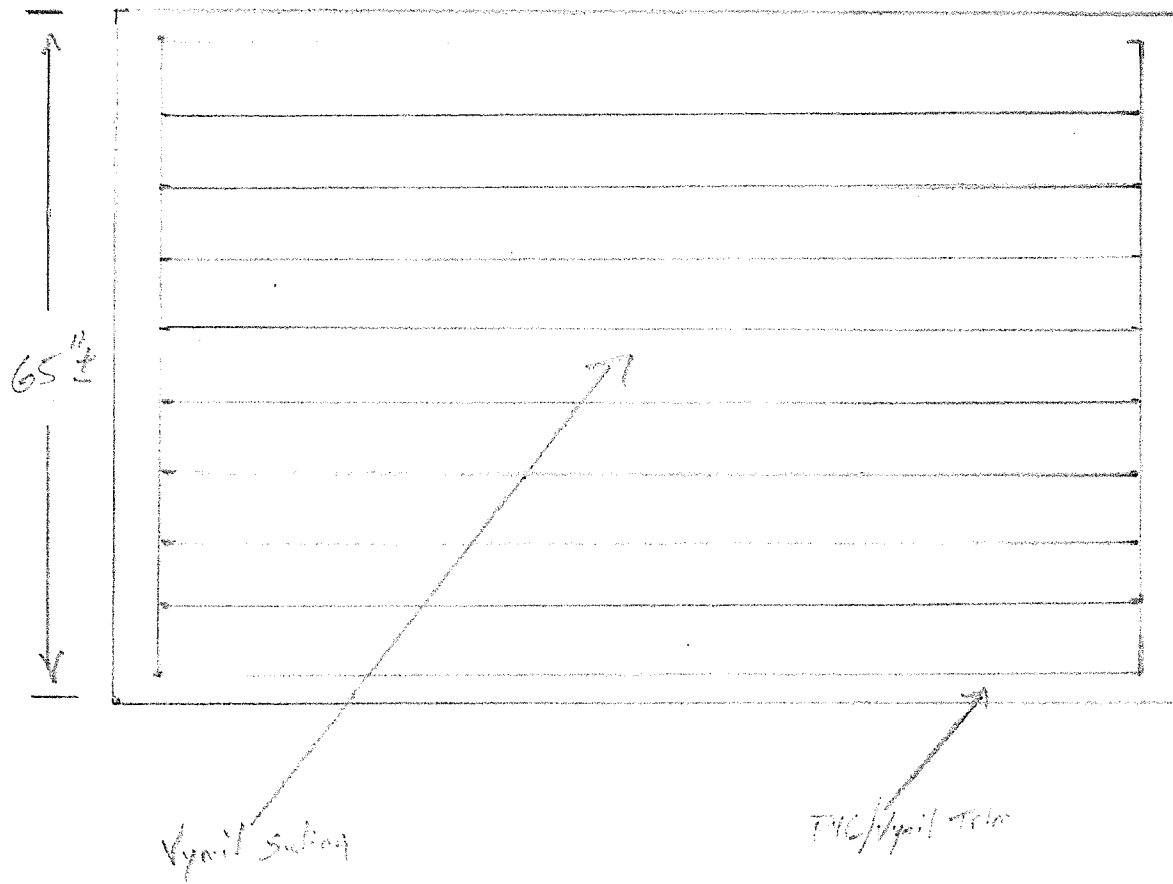
Payments should be made to the Town of Stowe. Payment can be made by cash, check, or with a credit card (Mastercard, Visa or Discover) or online. Go to [www.townofstowevt.org/townclerk/](http://www.townofstowevt.org/townclerk/) and click the link for online payments. Please note there is a 3% convenience 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.**

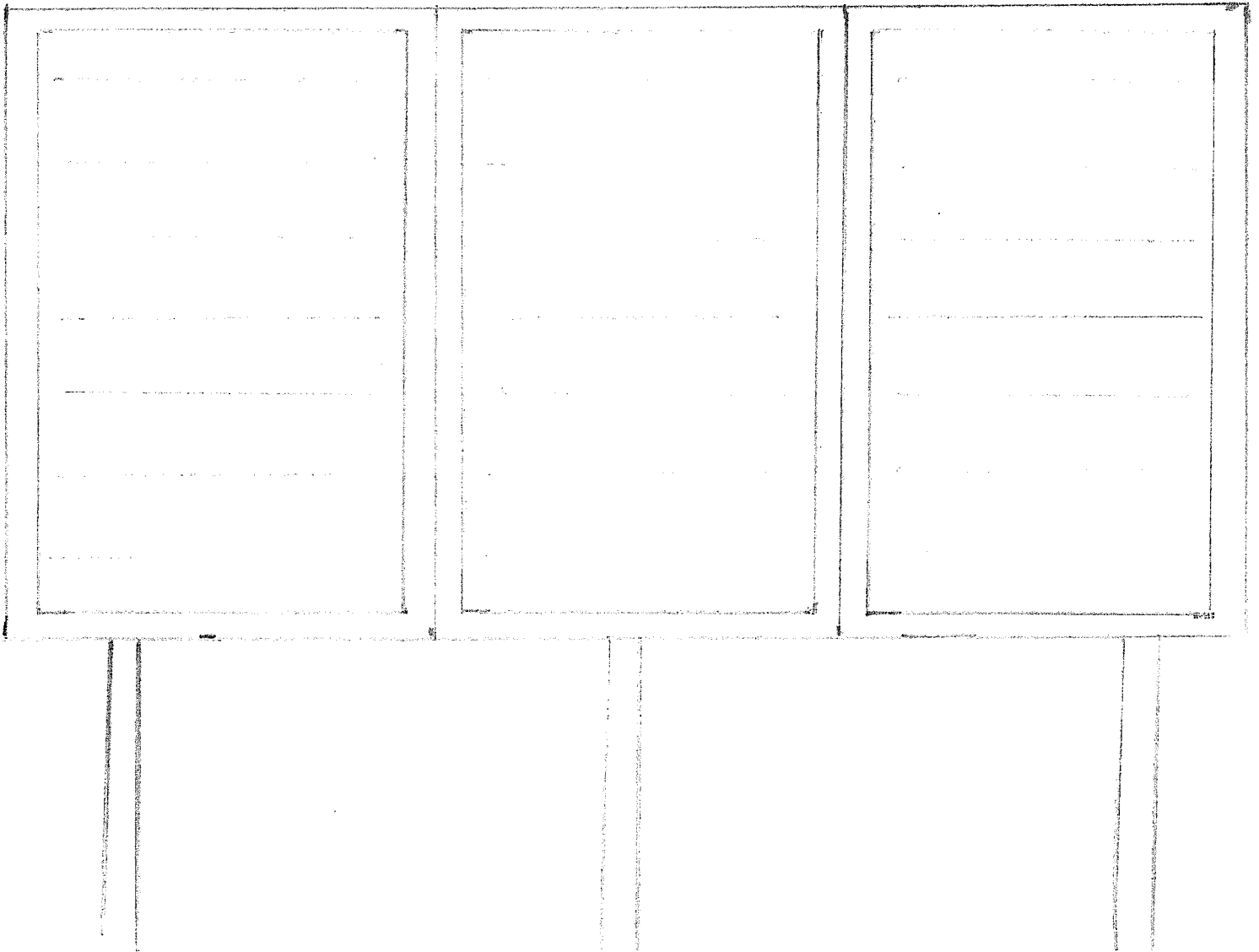
<b>OFFICE USE ONLY</b>							
Date Received _____	<table border="1"> <tr> <td>Permit Fee</td> <td>\$</td> </tr> <tr> <td>Recording Fee</td> <td>\$</td> </tr> <tr> <td><b>TOTAL FEE</b></td> <td>\$</td> </tr> </table>	Permit Fee	\$	Recording Fee	\$	<b>TOTAL FEE</b>	\$
Permit Fee	\$						
Recording Fee	\$						
<b>TOTAL FEE</b>	\$						
Zoning District _____	<input type="checkbox"/> Check # _____ <input type="checkbox"/> Cash _____						
Overlay District _____							
Approved Date _____							
Effective Date _____							
Expiration Date _____							
Denied Date _____	Referred _____						
Reason _____	Hearing Date _____						
<b>Comments/Conditions</b>							
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<b>Zoning Administrator</b> _____	<b>Date</b> _____						
For assistance, please contact the Planning & Zoning Department of 253-6141 or by email at <a href="mailto:PandZ@stowevt.gov">PandZ@stowevt.gov</a>							

*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.*

PANEL Drawing  
Not to scale

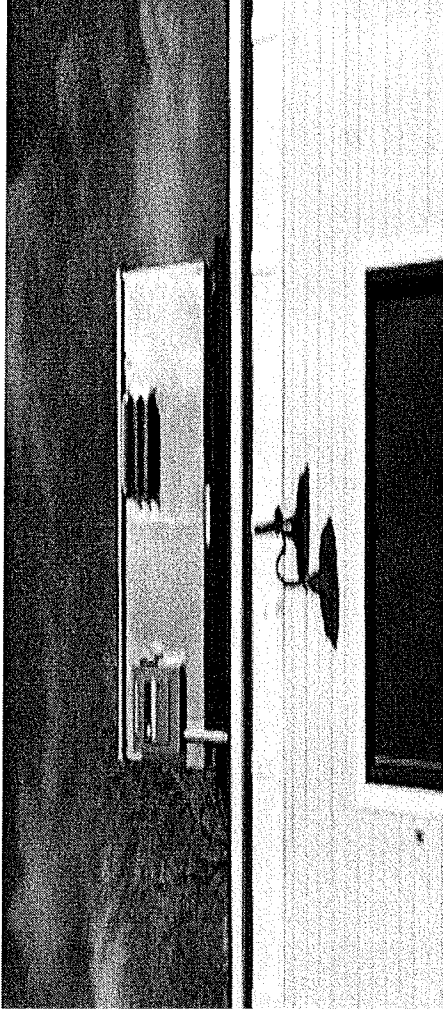


Sida Detail  
Not da Seale

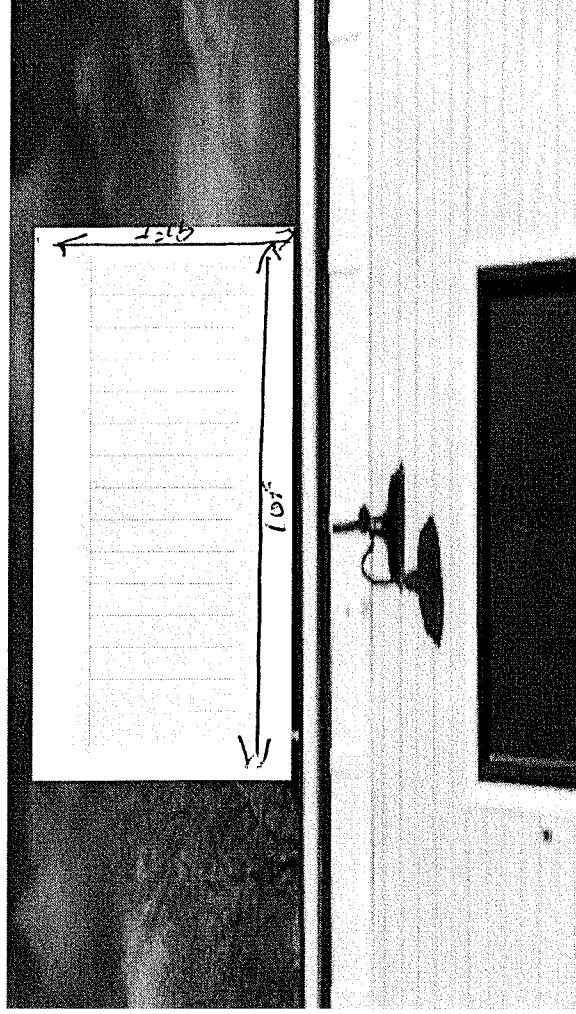




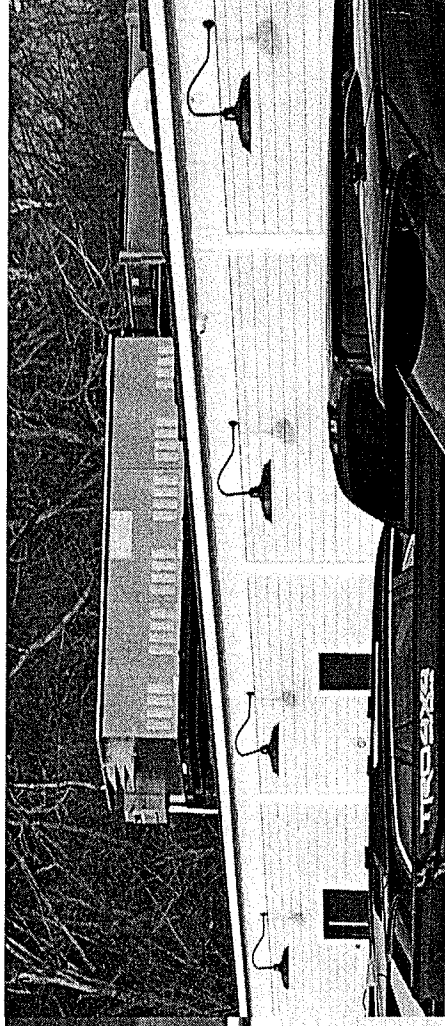
SIDE VIEW FROM PARKING LOT W/O FENCE



SIDE VIEW FROM PARKING LOT W/ FENCE

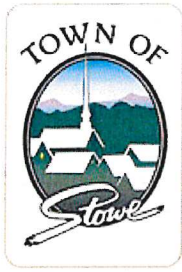


SIDE VIEW FROM STREET W/O FENCE



SIDE VIEW FROM STREET W/ FENCE





**Town of Stowe- Historic Preservation Commission  
Meeting Minutes – December 4, 2024**

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday December 4, 2024, at approximately 5:15 pm.

Participation was in person at the Akeley Memorial Building, online or telephone via Zoom.

Prior to the meeting, McKee MacDonald, Shap Smith, Barbara Baraw, George Bambara, Chris Carey, Sam Scofield and Tyson Bry met with Applicant Peter Livaditis, Andrew Volansky, and Kelley Osgood at 48 South Main Street for a site visit.

**Members Present:** McKee MacDonald, Shap Smith, Barbara Baraw, George Bambara, Chris Carey, Sam Scofield, Tyson Bry, and J. Guazonni-Robbins.

**Staff Present:** Sarah McShane

The meeting was called to order by McKee MacDonald (chair) at 5:15pm.

Project #: 7512

Owner: Rogers David A & Lynne Z Revoc. Trusts / Trustees: David & Lynne Rogers

Tax Parcel #: 02-205.030

Location: 4251 Stowe Hollow Rd

Project: Remove existing deck/rebuild with a slightly smaller deck and enclosed addition

Zoning: RR5

Chapman Smith presented the application. M. MacDonald and S. Smith recused themselves. C. Smith described the project as replacing the existing deck on a historic building on Stowe Hollow Road. The existing building siding is hardy plank/hardy board; the proposed decking is composite decking with a rail system. C. Smith confirmed there is no new exterior lighting proposed. B. Baraw made a motion, seconded G. Bambara to approve the project as presented. The motion passed unanimously, with M. MacDonald and S. Smith recused. The project is classified as a minor.

Project #: 7510

Owner: AGS VT INC, dba Stowe Village Market

Tax Parcel #: 7A-021.000

Location: 88 South Main St

Project: Build privacy screen around rooftop refrigeration unit

Zoning: VC10/SHOD

Mike Evans was present and explained that Macs Market recently updated the refrigeration units which involved the installation of new rooftop mechanical equipment. He described the proposed screening which includes 5" x 5" with 10' white vinyl post with steel insert. He asked whether he needs to wrap/screen the entire rack system, only the three sides or fully enclosed. He noted that Lowell Fence and Landscape will complete the installation. M. MacDonald asked staff whether the regulations pertaining to screening had changed recently, she responded they have not changed in the last year or so. G. Bambara felt both the mechanical units and proposed screening were very prominent. M. MacDonald suggested referring it to the DRB and let the DRB make the decision. Members spoke of recent similar projects. S. Scofield asked whether the screening could be slightly shorter since it will not be as visible from the street level. Mike Evans agreed it could be shortened/reduced in height. S. Scofield suggested their engineer check the strength of the roof to ensure it is adequate. B. Baraw inquired about possible changes in the lateral portions of the fence. M. Evans responded he would be willing to incorporate recommendations from the HPC. S. Smith

suggested the vertical slats may make it appear taller, he recommended horizontal slats in the same siding of the building and reducing the screening in height to less than 9'. G. Bambara inquired whether the parapet wall could be raised to provide screening. S. Scofield responded that roof drainage would need to be accommodated. T. Bry suggested the screening be reduced in height to 9' or 8' and take photographs to see if a reduced height would provide adequate screening. J. Guazonni-Robbins inquired about the glare from the vinyl material and asked if it could be painted to reduce the shine. Members felt the project should require additional DRB review given its visibility to Main Street. B. Baraw shared that given the equipment's position maybe only two sides would need to be screened. The Applicant will return at a future meeting to present the discussed additional information/amended plans.

Project #: 7516

Owner: Apres Spa LLC

Tax Parcel #: 07-312.040

Location: 68 Central Dr

Project: Change of use medical office to intermediate care facility. Build deck, fence, sauna and sign

Zoning: RR 1/RR2/SHOD

Applicant Holly Russo presented the application. She proposes an exterior wooden sauna for both commercial and personal purposes to be used in associated with her wellness studio. The application involves both a plug-in sauna and surrounding deck and privacy screening. C. Carey inquired about outdoor lighting. The Applicant responded there will be no lighting and the sauna will require a State of VT Building Code. Per code, it will need to be detached and twenty feet from the existing building. C. Carey thought it would not be visible from the public roadway. The sauna entrance will face a building. T. Bry motioned to approve as presented. S. Smith seconded. The motion passed unanimously. The project will require DRB review for the change of use.

The Commission had a side conversation around screening and current zoning regulations. S. McShane suggested that the Commission develop amended language for the Planning Commission's consideration.

Project #: Informal Review

Owner: Maple Corner Investments LLC

Tax Parcel #: 7A-029.000

Location: 48 South Main St

Project: Demolish existing building and construct a 3-story mixed-use

Zoning: VC10/SHOD

Architect Andrew Volansky presented the informal application and shared representative drawings. He described their vision for the campus and design changes they have been integrated based on prior Commission feedback. He described some of the site challenges and drainage/grading issues as well as design changes incorporated to make the building better fit into the village including the banding around the first floor, stepped the roofline to reduce the scale, introduced a gable pediment on the front porch/entrance, etc. G. Bambara inquired about ceiling heights, A. Volansky responded: 11' first floor, 8'6" middle floor, 9'6" top floor. B. Baraw inquired about windows. A. Volansky responded they would all be operable and have been changed to be primarily 2/2. He described how they replicated some design elements from the rear side of the building to the Main Street elevation. J. Guazonni-Robbins inquired about the mill appearance of the building. S. Scofield and T. Bry shared concerns over the building's height. Members reviewed