



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 # 7578
(To be assigned)
Date Received: 3/26/25

Property Owner Information

Property Owner	Joseph & Allison Mueller		
Mailing Street Address City, State and Zip	18 Pleasant Street, Rockport, MA 01966		
Telephone Number	(978) 491-7797	Email	joseph.mueller@wilmerhale.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)	Michael Perpall, Cushman Design Group		
Mailing Street Address City, State and Zip	PO Box 655, 100 Mountain Road, Stowe, Vt 05672		
Phone Number	(802) 253-2169	Email	mp@cushmandesign.com

Property Information & Location

Physical Address	1357 Stowe Hollow Road, Stowe, Vt 05672		
Tax Map ID	07-347.000		
Existing Use	Single family residence	Proposed Use	Same

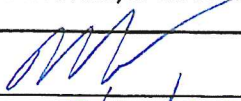
Please briefly describe the proposed project, intended use, and/or development request below:

Existing Garage: Renovate existing two-story unheated garage into heated bedroom/bath/office/family room spaces, with replaced roof structure (1,705 sf).

Existing Historic House: Renovate unfinished west attic area into finished/heated space (482 sf). Replace four attic windows. Replace all roof areas with asphalt roof shingles.

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 ☒ Agent for Owner	Signature:  Date: 3/21/2025
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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 ☐ 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: 4	# Bedrooms: 4	# Kitchens: 1
New Rooms:	# Bathrooms: 1	# Bedrooms: 1	# Kitchens: 0

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) 2,187 sf	\$0.30	\$656.10
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	
Fee:		\$
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	
Fee:		\$
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	
Fee:		\$
Signs	\$70.00	
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	\$ 15.00
Additional Recording Fee for Mylar	\$25.00/sheet	\$
Total Application Fee Including Recording		\$ 671.10

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.

<u>OFFICE USE ONLY</u>							
Date Received _____	<table border="1"> <tr> <td>Permit Fee</td> <td>\$</td> </tr> <tr> <td>Recording Fee</td> <td>\$</td> </tr> <tr> <td>TOTAL FEE</td> <td>\$</td> </tr> </table>	Permit Fee	\$	Recording Fee	\$	TOTAL FEE	\$
Permit Fee	\$						
Recording Fee	\$						
TOTAL FEE	\$						
Zoning District _____							
Overlay District _____							
Approved Date _____	☐ Check # _____ ☐ Cash						
Effective Date _____							
Expiration Date _____							
Denied Date _____	Referred _____						
Reason _____	Hearing Date _____						
Comments/Conditions							

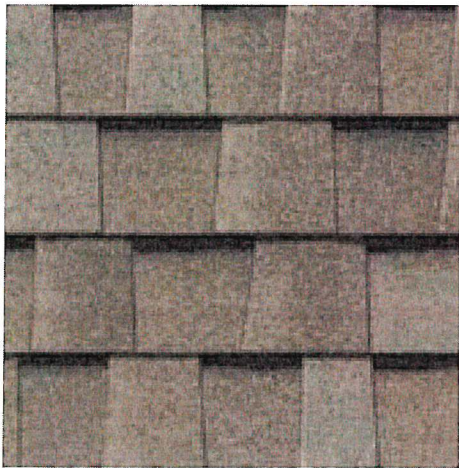
_____	_____						
Zoning Administrator	Date						

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.

LANDMARK® COLOR PALETTE

Asphalt Roof Shingle Color



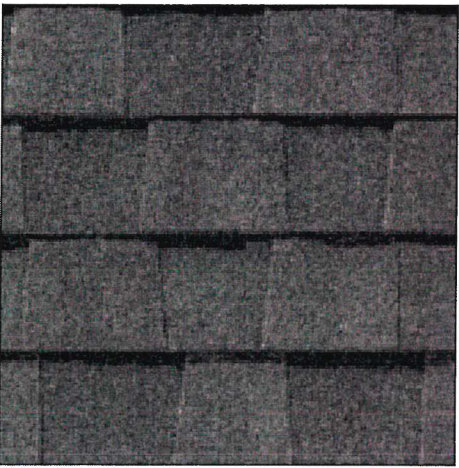
Cobblestone Gray



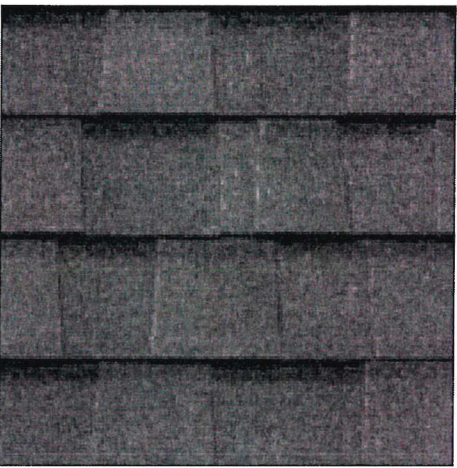
Georgetown Gray



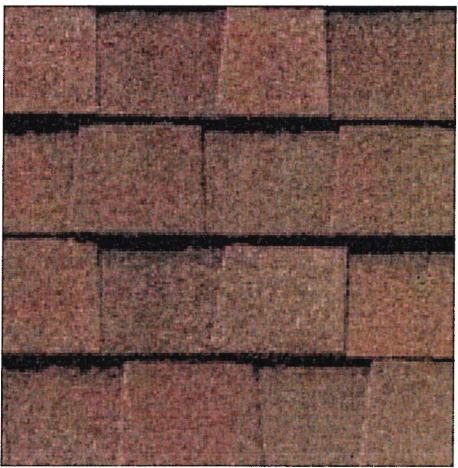
Weathered Wood



Moiré Black



Charcoal Black



Heather Blend

THE MARVIN PORTFOLIO

MARVIN®

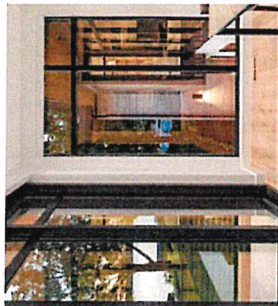
The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch to help bring your vision to life.



ULTIMATE

Most extensive selection of features, options, and product types



MODERN

Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern Dealers



COASTLINE

Custom windows and doors for high velocity hurricane zones in the coastal Southeast



ELEVATE

Wide range of options and product types



ESSENTIAL

Curated options and product types

MARVIN SIGNATURE COLLECTION		MARVIN ELEVATE COLLECTION		MARVIN ESSENTIAL COLLECTION	
INTERIORS	WOOD 6 species options + custom 2 painted or primed options 6 stains + clear coat	EXTRUDED ALUMINUM 5 color options	WOOD Bare pine, painted Designer Black, painted White, or clear coat	FIBERGLASS 4 color options	Standard + custom sizing for replacement, remodeling, or new construction
	EXTRUDED ALUMINUM 19 colors + custom OR WOOD 3 species + custom	FIBERGLASS 5 color options	FIBERGLASS 6 color options	FIBERGLASS 6 color options	
EXTERIORS					Available in 6 finish options with 1 door handle style
SIZING					
HARDWARE					
COASTAL + WATERFRONT					

New Garage Windows & Attic Replacement Windows

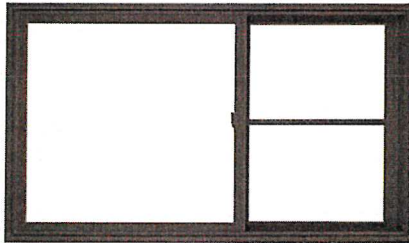
WHY MATERIALS MATTER

MARVIN®

THE MARVIN MATERIALS DIFFERENCE: ULTREX® FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex, an innovative fiberglass material pioneered by Marvin over 25 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

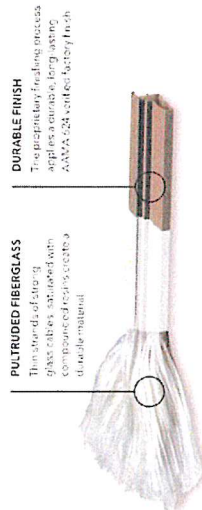
Some companies use materials with fundamentally different properties and performance values to produce a composite material. But, Ultrex is different. High-density woven fibers bound by a thermally-set resin makes Ultrex more resistant to pressure and temperature than vinyl-based composites. With such different materials grouped in the composites category, it becomes important to know what sets them apart.



STRENGTH AND STABILITY OF ULTREX

Ultrex pultruded fiberglass has a tensile strength 6x stronger than vinyl and 3x stronger than non-fiberglass vinyl/wood composites. Windows and doors made with Ultrex bend and flex less, resist cracking and separating, and stand up better to everyday wear and tear.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true year after year.



PULTRUDED FIBERGLASS
Thin strands of strong glass fibers are coated with composite resin to create a durable material.

DURABLE FINISH
The proprietary finishing process applies a durable, long-lasting AAMA 624 certified factory finish.

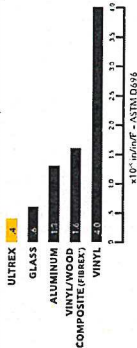
TEMPERATURES MAY FLUCTUATE, BUT ULTREX FIBERGLASS WON'T

Ultrex expands and contracts at virtually the same rate as glass, so it works with glass rather than against it. This means seals aren't as prone to leaking, and windows aren't subjected to sagging issues like other composites.

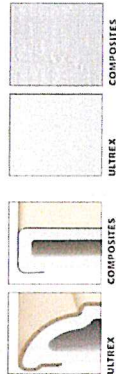
This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrex resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't phase Ultrex. From -30°F to 70°F, a 6-foot stile changes less than 1/32 inch in length.

EXPANSION MEASUREMENT

Ultrex expands and contracts at virtually the same rate as glass.



ACRYLIC CAP



Casement and Direct Glaze windows in Stone White

COOLER IN SUMMER, WARMER IN WINTER

TOP RATED ENERGY EFFICIENCY

The National Fenestration Rating Council (NFRC) defines energy performance ratings for the entire window and door industry. It rates:

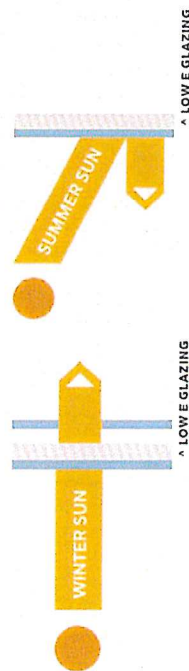
- **U-factor:** How well a window keeps heat inside a building.
 - **Solar heat gain:** A window's ability to block warming caused by sunlight.
 - **Visible light transmittance:** How much light gets through a product.
 - **Air leakage:** Heat loss and gain by air infiltration through cracks in the window assembly.
- Ultratec® fiberglass is 500 times less conductive than roll form aluminum, similar to wood and PVC. It provides an insulated barrier against extreme weather temperatures, keeping homes comfortable, and reducing heating and cooling costs.

ENERGY COST SAVINGS

Marvin was the first major window and door manufacturer to offer energy efficient Low E2 glass and ENERGY STAR® certified performance on all of our standard windows and doors. Compared to non-certified products, ENERGY STAR certified windows and doors cut heating and cooling costs by 12%.* The Elevate collection offers Triple pane, Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas, which has thermal conductivity 30% lower than that of air. It adds improved solar and thermal protection by distinguishing between visible light, damaging UV, and near-infrared rays to offer the ultimate glass performance. And provides a selection of energy efficient solutions depending on your climate and needs.

LOW E GLASS COATING

The Low E coating is specially designed to take advantage of the angle of the winter and summer sun. Winter sun is absorbed and conducted indoors. Summer sun is filtered and reflected back outdoors.



A MORE COMFORTABLE INTERIOR, REGARDLESS OF THE SEASON

Keep heat inside during cooler weather and block the sun's rays during warmer weather with dual-pane windows and Low E coating.

DOUBLE HUNG



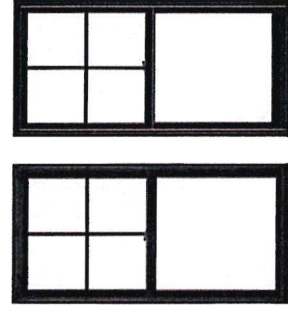
18 MARVIN ELEVATE™ COLLECTION



MARVIN®

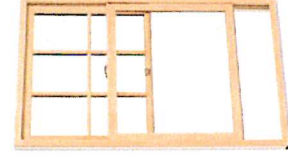
DOUBLE HUNG

- Equipped with a standard full screen, optional half screen is available
- Tilt latches are ergonomically designed and easy to operate, making tilting and clearing effortless.
- Sash lock provides a positive detent, reassuring the user that the window is either locked or unlocked
- Up to PG50 performance rating
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and eave/rail heights
- Available in standard and special sizes up to 4 feet 6 inches wide by 7 feet high.
- Coordinating Picture and Transom windows also available
- Double Hung Insert option features 3/4 inch insert replacement frame with through-jamb installation and up to PG40 performance rating.



DOUBLE HUNG

Available with L23
(Excludes Board Up)



DOUBLE HUNG INSERT

New Garage Windows &
Attic Replacement Windows

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ulvex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior, finished in commercial grade paint for superior resistance to fading and chalking.

WOOD INTERIOR FINISHES



FIBERGLASS EXTERIOR COLORS

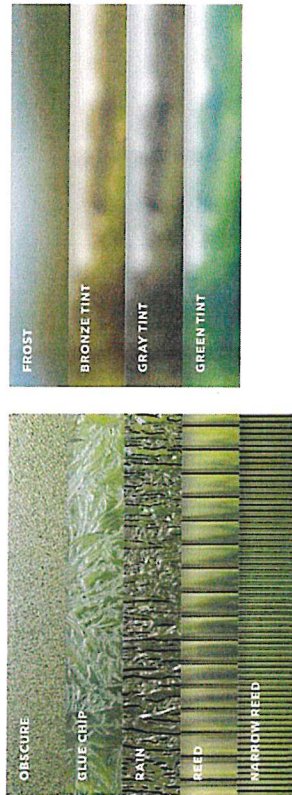


New Garage Windows & Attic Replacement Windows

GLASS OPTIONS

Glass is available with Standard Dual Pane or optional Triple Pane on select products. Available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OTC), high altitudes, and California fire zones. Laminated glass is also offered in products designed specifically for hurricane zones.

DECORATIVE GLASS



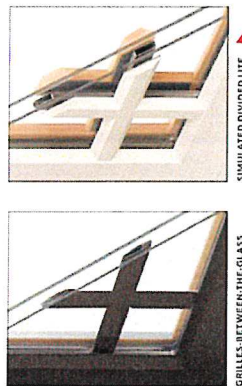
DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (BGB)

Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal or Ebony exterior.*

SIMULATED DIVIDED LITE (SDL)

Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.

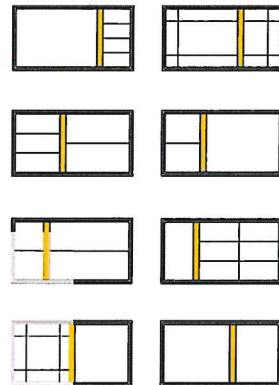


SIMULATED CHECKRAIL

Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double-hung, but operation, egress, or performance demand another solution.

You specify placement of the horizontal simulated checkrail but not the lite cut patterns above and below.

These illustrations offer a sampling of 1/4" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 1/2" Simulated Checkrail on Casement, Awning, Slider, Direct Glaze Rectangle, Picture windows, and all Elevate doors.



* Not available in polygons except direct glaze rectangles.

* Argon gas not available in high-lead areas where copper-ty tubes are required.



VIEW OF EXISTING HOUSE - LOOKING NORTH

THESE DRAWINGS HAVE BEEN DEVELOPED BY THE CUSHMAN DESIGN GROUP, INC. FOR THE TITLED SET ONLY. THE DRAWINGS ARE THE SOLE PROPERTY OF THE CUSHMAN DESIGN GROUP, INC. AND THEY SHALL NOT BE REPRODUCED, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE CUSHMAN DESIGN GROUP, INC.

REVISIONS	BY	DATE
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CUSHMAN
DESIGN GROUP
 Architectural Design Solutions
 Creative • Intuitive • Functional • Efficient
 1557 STONE HOLLOW ROAD
 STONE MOUNTAIN, VERMONT 05662
 TEL: 802.333.1122 FAX: 802.333.1123

JOSEPH & ALLISON
MUELLER RESIDENCE
 1557 STONE HOLLOW ROAD
 STONE MOUNTAIN, VERMONT

EXISTING
HOUSING
PHOTOGRAPHS

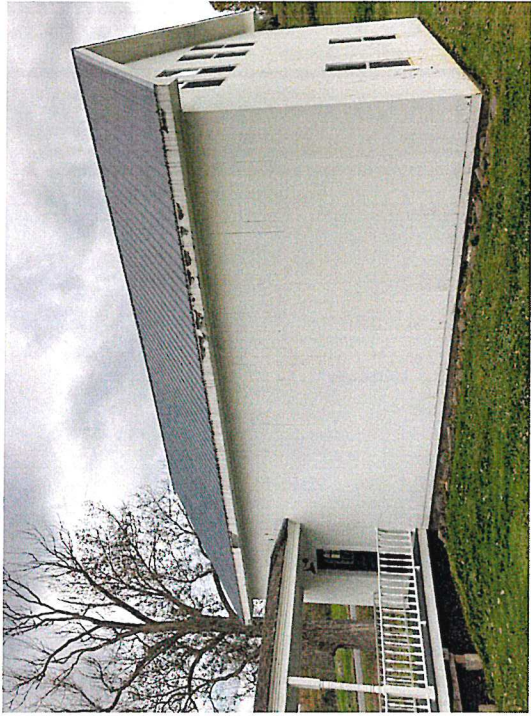
Sheet	A1.1
Date	8-21-2025
Scale	
Drawn by	
Job	2300



2 VIEW OF EXISTING WEST ELEVATION



1 VIEW OF EXISTING SOUTH ELEVATION



4 VIEW OF EXISTING EAST ELEVATION



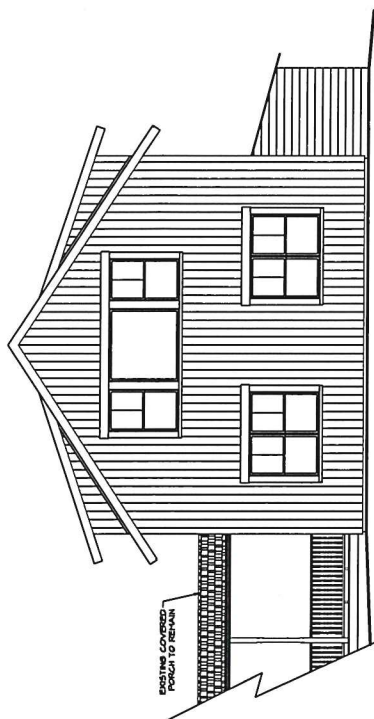
3 VIEW OF EXISTING NORTH ELEVATION

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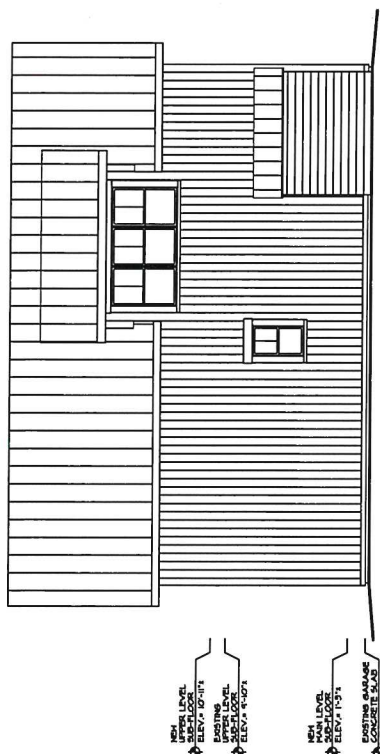
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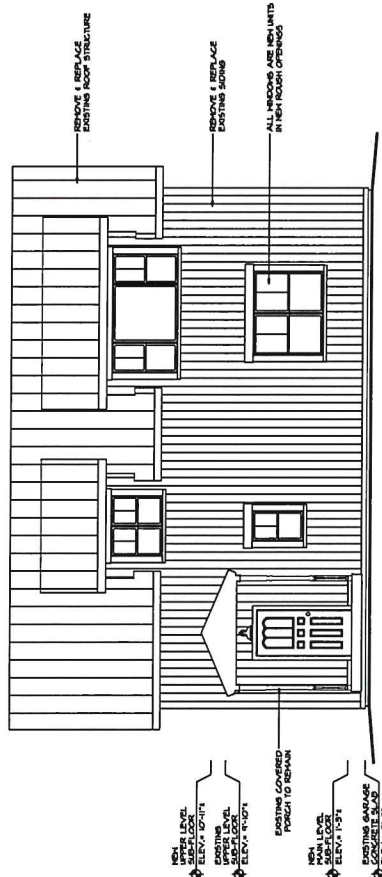
1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



5 NORTH ELEVATION
SCALE 1/4" = 1'-0"



2 WEST ELEVATION
SCALE 1/4" = 1'-0"



4 EAST ELEVATION
SCALE 1/4" = 1'-0"

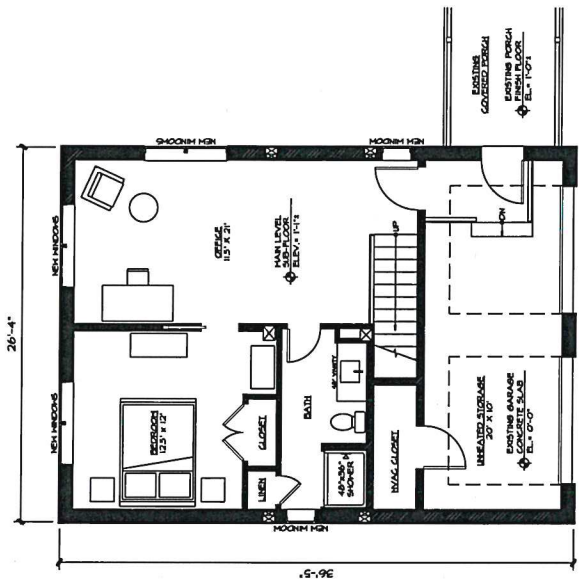
REVISIONS	BY	DATE

CUSHMAN
DESIGN GROUP
 Architectural Design Solutions
 Creative • Intuitive • Functional • Efficient
 1101 EAST 1000 NORTH AVENUE, SUITE 100
 DENVER, COLORADO 80218
 TEL: 303.733.1111 FAX: 303.733.1112

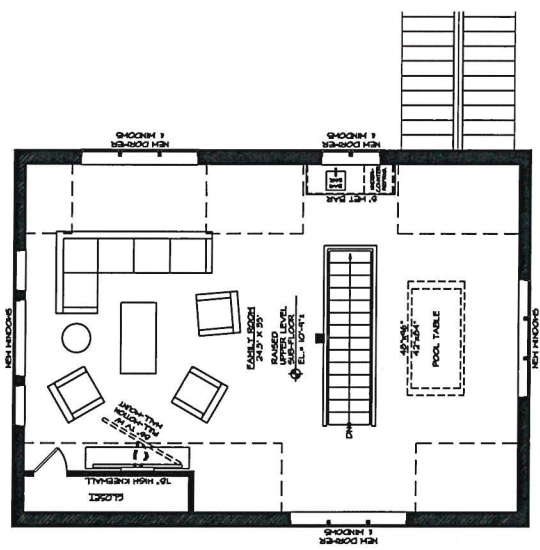
LOOMPH & ALLISON
 1551 STONE HOLLOW ROAD
 STONE MOUNTAIN, VERMONT

PROPOSED
UPPER LEVEL-FLOOR PLAN
 SCALE 1/4" = 1'-0"

Date: 9-23-2025
 Scale: AS NOTED
 Drawn by: JPH
 Job: 2350
 Sheet: **A1.8**
 of: 2



PROPOSED
MAIN LEVEL-FLOOR PLAN
 SCALE 1/4" = 1'-0"



PROPOSED
UPPER LEVEL-FLOOR PLAN
 SCALE 1/4" = 1'-0"

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