

**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)

**Date Received:**

### Property Owner Information

Property Owner	The Farm Home LLC	
Mailing Street Address City, State and Zip	PO Box 215 Stowe VT 05672	
Telephone Number	802-558-9792	Email tysonbry@gmail.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)	Tyson Bry	
Mailing Street Address City, State and Zip	PO Box 215 Stowe VT 05672	
Phone Number	802-558-9792	Email tysonbry@gmail.com

### Property Information & Location

Physical Address	161 Mountain Rd Stowe VT05672	
Tax Map ID	7A-129.0	
Existing Use	Residential	Proposed Use Residential


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

There are changes to the approved project as listed:

- 1) No sign or sign lights proposed for east gable
- 2) Exterior condenser to sit on stand behind barn (west gable) - to be screened by evergreen shrub
- 3) Center door on west gable end
- 4) West gable siding to be white clapboard - frieze board + corners to match existing
- 5) Hose bib + bath vent added to west gable + plumbing vent on roof
- 6) Adjust location of west gable sconce + add motion spot on east gable corner
- 7) Change number of windows in garden shed + increase of height from 10 to 12 ft to accommodate door + added exterior sconce

### 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 type="checkbox"/> Property Owner OR <input type="checkbox"/> Agent for Owner	Signature:  Date: 5/27/25
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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 type="checkbox"/> No <input checked="" type="checkbox"/>

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)	\$0.30	
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>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>		<b>\$</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.*

**App Name ,  
the Point-of-Sale Solution,  
powered by Portal.gov**

## PURCHASE RECEIPT

**TOWN OF STOWE**

67 Main Street  
Stowe VT 05672  
(802)253-6133  
townclerk@stowevt.gov  
OTC Local Ref ID: 134206734  
5/28/2025 11:31 AM

Town Clerk PO Box 730 Stowe, VT 05672  
802-253-6133 townclerk@stowevt.gov

Status: **APPROVED**  
Customer Name: Tyson Bry  
Type: Visa  
Credit Card Number: \*\*\*\* \* 9821

Items	Qty	TPE Order ID	Total Amount
Zoning Fees	1	65792402	\$75.00
Purpose of application:: <b>HPC Review Application</b>			
Other descriptions: <b>Updates to existing approval 161 Mtn Rd</b>			
Total remitted to the TOWN OF STOWE			\$75.00
Vermont total amount charged			\$77.25

Tax Payments paid after 430pm  
on due date are late



BARN DOOR CLOSED

#### SUMMARY OF CHANGES:

##### BARN RENOVATION:

ADD MOTION LIGHT ON EAST CORNER UNDER EAVE  
 HEAT PUMP ADDED FOR COOLING ON BACK OF BUILDING (WEST ELEVATION)  
 PROPANE HEATER VENT MOVED TO FIRST FLOOR NORTH ELEVATION  
 CHANGE PROPOSED SIDING ON WEST ELEVATION (BACK OF BUILDING) TO WHITE CLAPBOARD W/REVEAL AND TRIM TO MATCH EXISTING  
 4" BATH VENT ADDED ON WEST ELEVATION  
 HOSE BIB ADDED ON WEST ELEVATION  
 CENTER WEST ELEVATION DOOR ON GABLE END  
 UPDATED WEST ELEVATION DOOR TO SPECIFICATION TO DUTCH DOOR  
 UPDATED LIGHTING SPEC ON WEST ELEVATION

##### GARDEN SHED

TWO WINDOWS BROKE IN STORAGE SO USING 2 INSTEAD OF 4  
 INCREASE SHED HEIGHT + 2 FT AND ADJUST ROOF PITCH + TO ACCOMODATE RECLAIMED DOORS  
 SIDING CHANGED TO VERTICAL 1X6 SHIPLAP PAINTED WHITE  
 ADD EXTERIOR SCONCE LIGHT OVER DOOR



BARN DOOR OPEN



EXT LED MOTION SPOT (See Page 12 for light specs)

FARM HOME Co.

Farm Home Barn  
*Updated Rendering - South*

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FARM HOME Co.

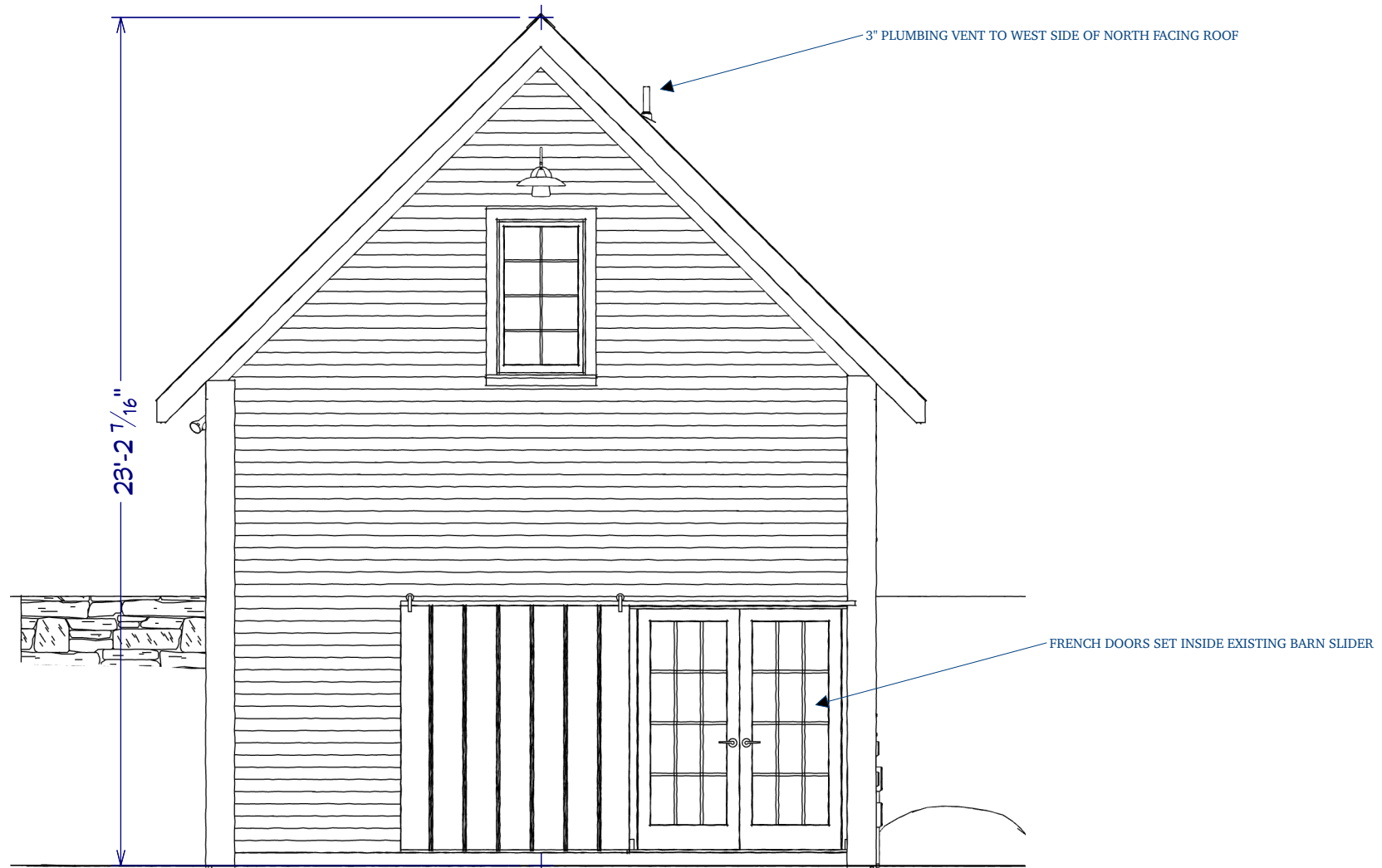
Farm Home Barn  
*Updated Rendering - West*

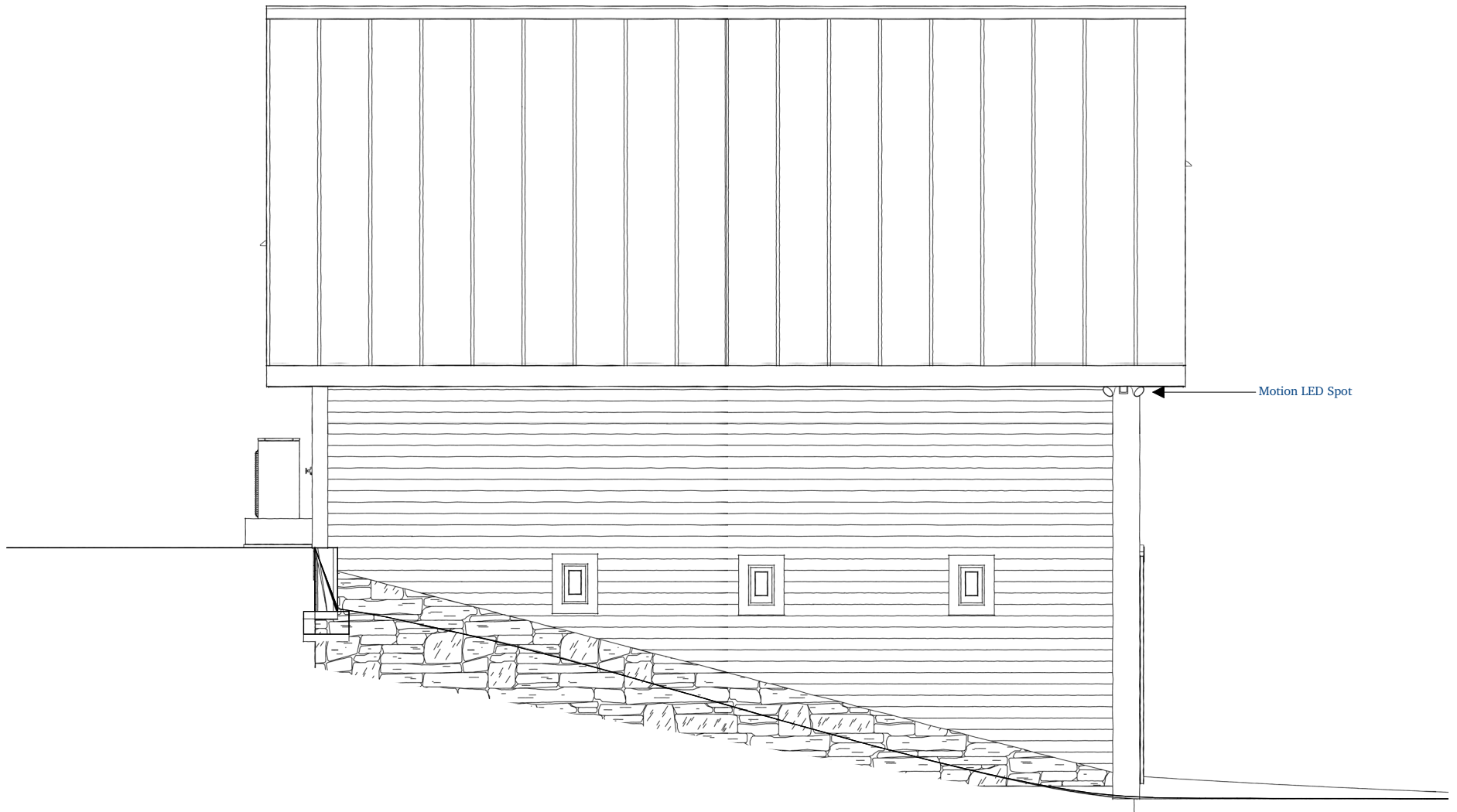
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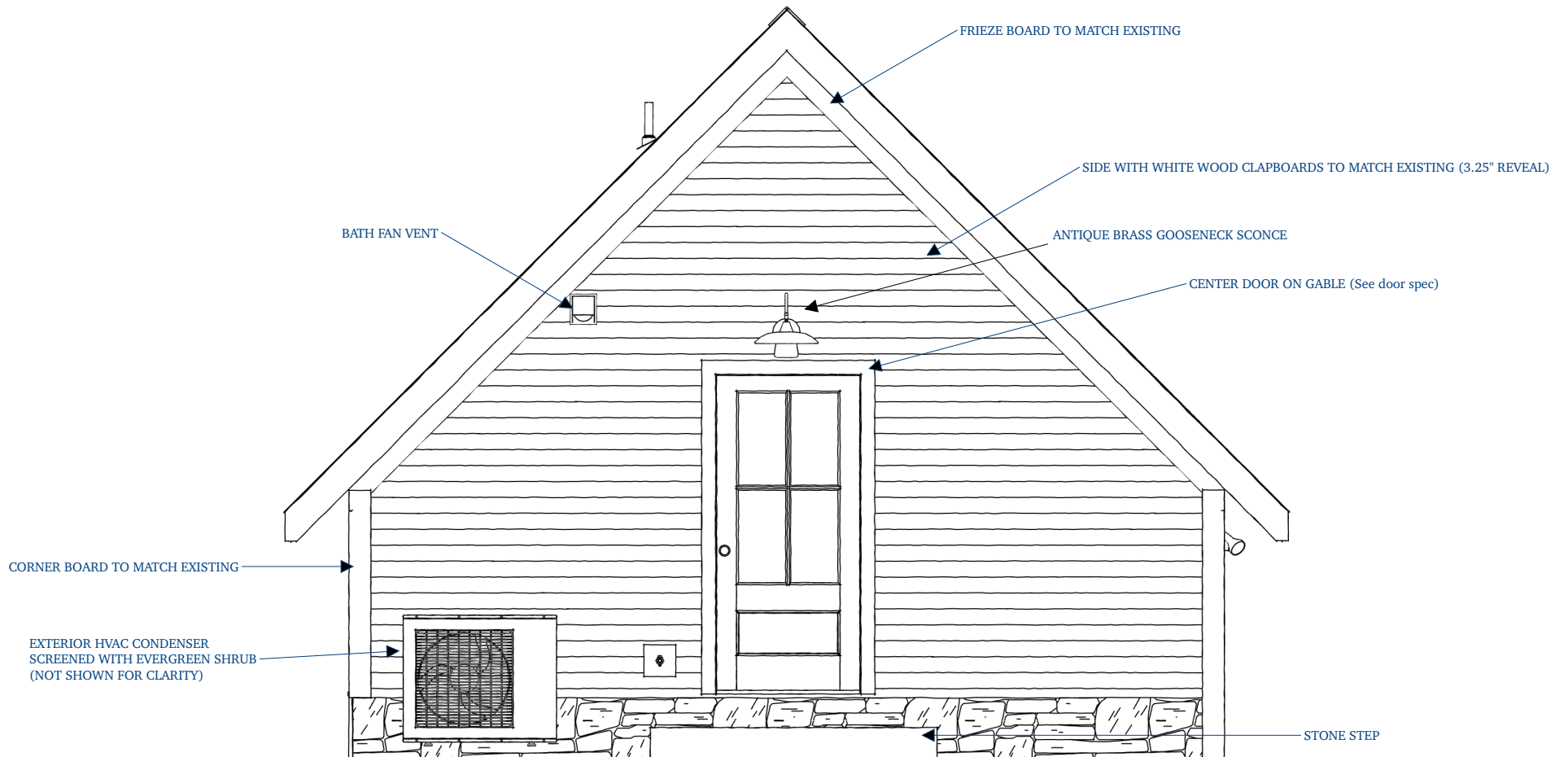




FARM HOME Co.

Farm Home Barn  
South Elevation

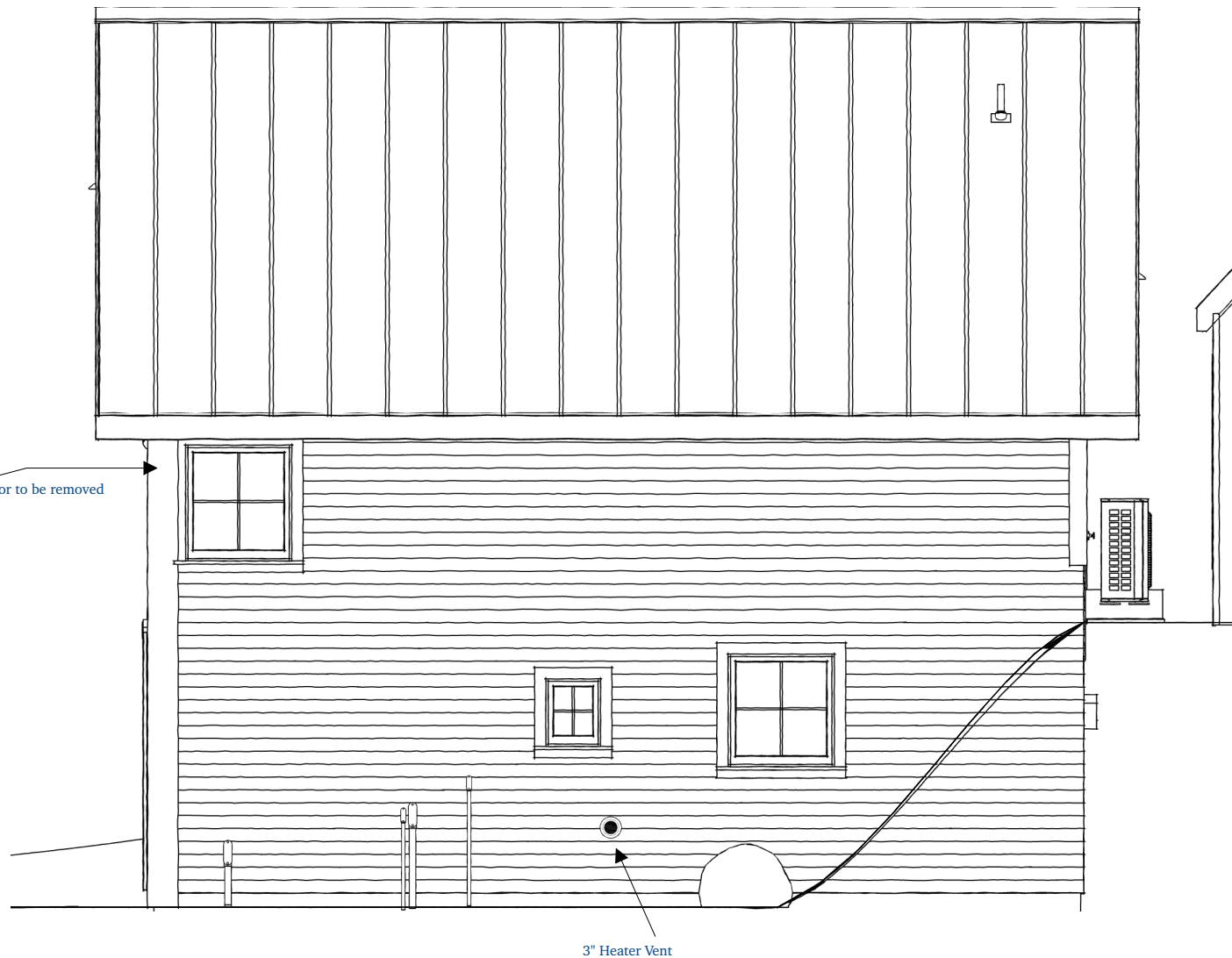
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FARM HOME Co.

Farm Home Barn  
West Elevation

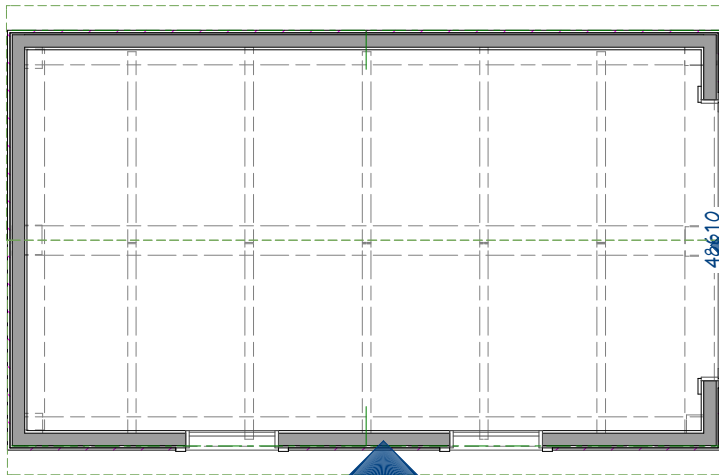
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SCALE 1 IN = 1 FT

12 FT X 7 FT WIDE CEDAR FRAME STRUCTURE



E6  
PAGE - 11  
ELEVATION 2

E5  
PAGE - 11  
ELEVATION 1



EXAMPLES OF VERTICAL SHIPLAP SIDING + CEDAR SHAKE ROOF



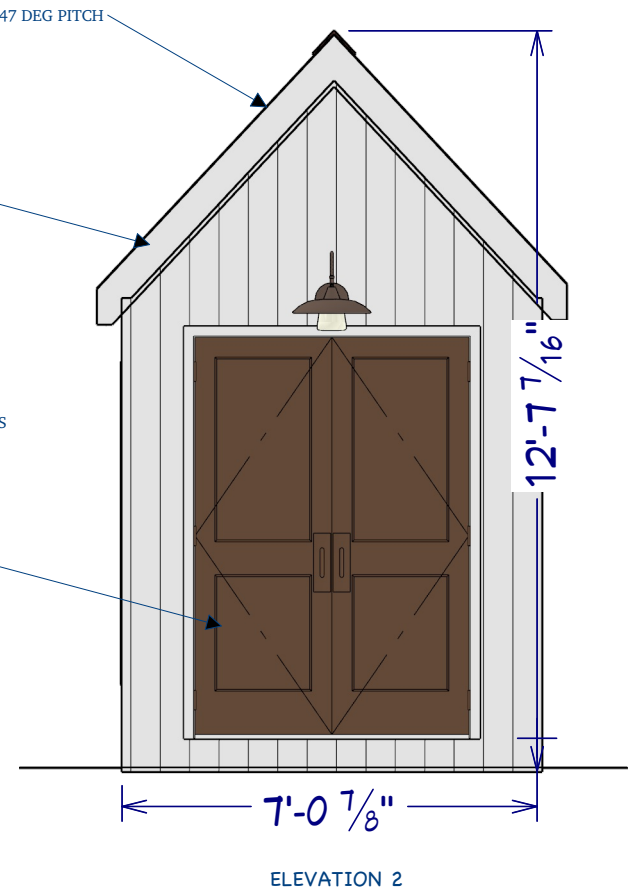
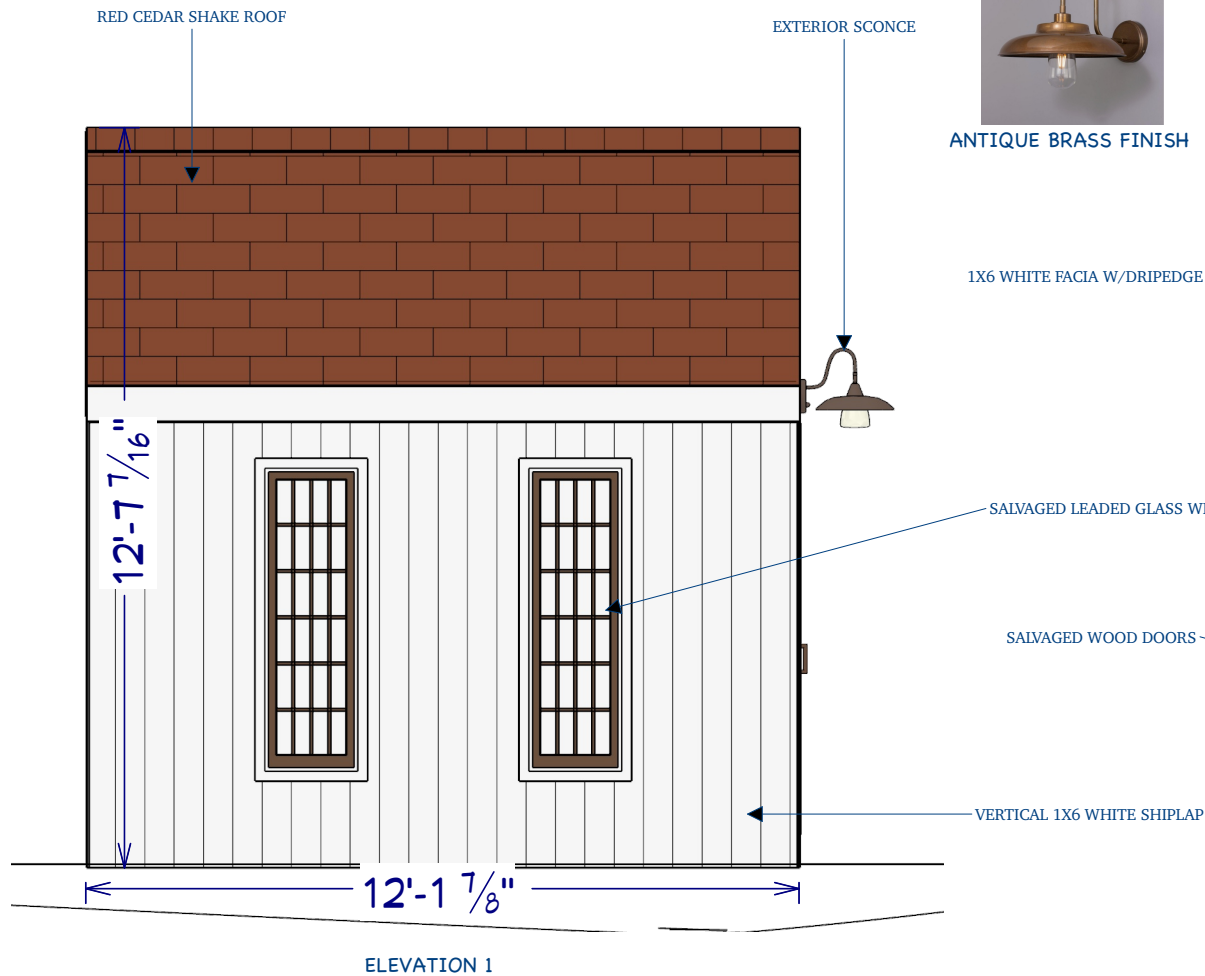
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FARM HOME Co.

Farm Home Barn  
*Garden Shed - Revised Plan*

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SCALE 1 IN = 1 FT



FARM HOME Co.

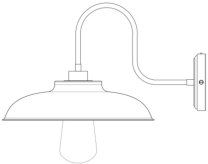
Farm Home Barn  
Garden Shed - Revised Elevations

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Garden Shed Sconce:  
Antique Brass Gooseneck



DARYA Bathroom Light      MLBWL055ANTBRSC    Antique Brass



MATERIAL	Brass / Glass	Fixing Bracket	MLWB17 / Antique Brass
HEIGHT	32cm   12.6"		
WIDTH   DIAMETER	32cm   12.6"		
LENGTH   PROJECTION	43cm   16.93"		
WEIGHT	1.47KG   3.24lbs		
LAMPHOLDER	E27 x 1		
MAX WATTAGE	6.0W x 1		
VOLTAGE	220-240v		
IP RATING	65		
CLASS PROTECTION	II		
SHADE	GLWP01		
FLEX   BAR   CHAIN LENGT	n/a		
CABLE TYPE	-		



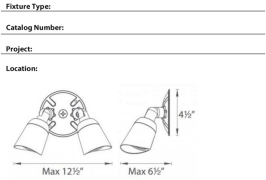
Product Notes:  
1) Lamp not included with light fixture. 2) All products are individually hand crafted, therefore may differ slightly in manufacturing tolerances. 3) Please refer to <http://www.mullanlighting.com> for full list of terms & conditions. 4) Color/Chain can be shortened during installation. 5) Longer Color/Chain available on request. 6) Additional color finishes available on request. 7) Dimensions do not include lamp. 8) Products wired to UL standards will operate at 110/120v with the appropriate transformers.



FARM HOME Co.

LED Motion Spot:  
WAC Double Spot w Motion in Architectural White

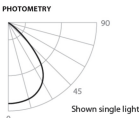
DOUBLE SPOT    Endurance  
WP-LED430



PRODUCT DESCRIPTION  
Die-cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

- FEATURES
- Factory Sealed LED Light Engine
  - Die-cast aluminum construction
  - Photo/Motion Sensor Compatible (Sold Separately)
  - 120V Direct Wire - No Driver Needed
  - 85 CRI
  - 30,000 hour rated life

SPECIFICATIONS  
Construction: Die-cast aluminum  
Power: Low Voltage Input (120V)  
Dimming: 100% - 10% with Electronic Low Voltage (ELV) dimmer  
Finish: Architectural Black, Bronze, White and Graphite  
Standards: IP66, Wet Location, ETL & cETL Listed  
Operating Temperature: -40°C (-40°F) to 40°C (104°F)



Model	Wattage	Comparable	Color temp	Delivered Lumens	Finish
WP-LED430	Double Spot	30W	2 x 75W	30 3000K 50 3000K	905 x 2 1010 x 2
					aBK Architectural Black aBZ Architectural Bronze aGH Architectural Graphite aWT Architectural White

Example: WP-LED430-50-aBK

DOUBLE SPOT    Endurance  
WP-LED430

MOTION SENSOR (120V) available in 3 complementary colors



MS-120-BZ Bronze  
MS-120-GY Gray  
MS-120-WT White

WAC LIGHTING

PHOTOSENSOR (120V) available in 3 complementary colors

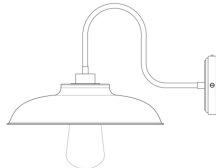


PC-120-BZ Bronze  
PC-120-GY Gray  
PC-120-WT White

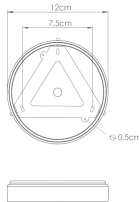
West Entrance Sconce:  
Antique Brass Gooseneck



DARYA Bathroom Light      MLBWL055ANTBRSC    Antique Brass



MATERIAL	Brass / Glass	Fixing Bracket	MLWB17 / Antique Brass
HEIGHT	32cm   12.6"		
WIDTH   DIAMETER	32cm   12.6"		
LENGTH   PROJECTION	43cm   16.93"		
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LAMPHOLDER	E27 x 1		
MAX WATTAGE	6.0W x 1		
VOLTAGE	220-240v		
IP RATING	65		
CLASS PROTECTION	II		
SHADE	GLWP01		
FLEX   BAR   CHAIN LENGT	n/a		
CABLE TYPE	-		



Product Notes:  
1) Lamp not included with light fixture. 2) All products are individually hand crafted, therefore may differ slightly in manufacturing tolerances. 3) Please refer to <http://www.mullanlighting.com> for full list of terms & conditions. 4) Color/Chain can be shortened during installation. 5) Longer Color/Chain available on request. 6) Additional color finishes available on request. 7) Dimensions do not include lamp. 8) Products wired to UL standards will operate at 110/120v with the appropriate transformers.

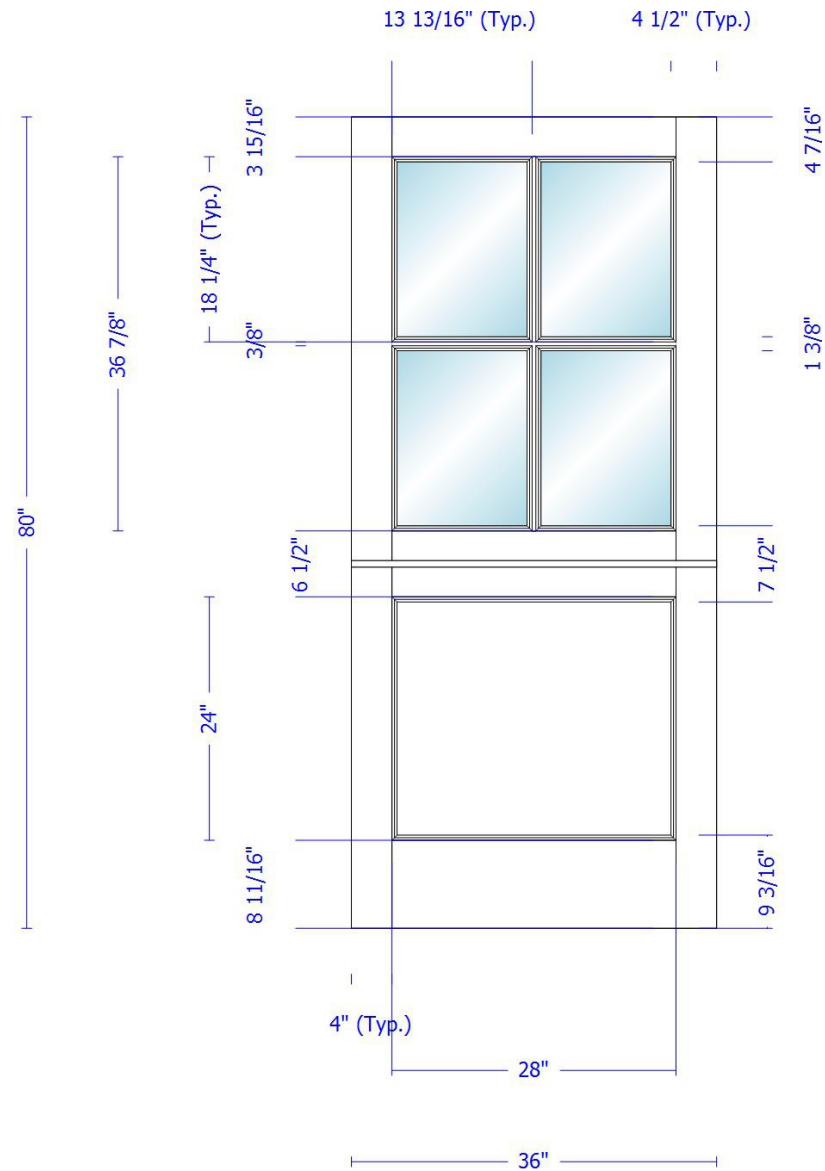


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Farm Home Barn  
Lighting Specifications

West Elevation Entrance Door:

Simpson Dutch Door 36 x 80" Painted



East Elevation Door:

Pella Reserve French Door 36 x 80" Black

Line #	Location:	Attributes
10	72x82	Pella Reserve, Traditional Double Inswing Door, Passive / Active, 71.25 X 79.5, Black
		<p>PK # 2202</p> <p><b>1: 7280 Passive / Active Double Inswing Door</b> <b>Frame Size:</b> 71 1/4 X 79 1/2 <b>General Information:</b> Standard, Clad, Pine, 6 7/8", 5 9/16", Standard Sill, Black Finish Sill, Black Composite Threshc <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, Black <b>Interior Color / Finish:</b> Black Stain Interior <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard <b>Glass:</b> Insulated Dual Tempered Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude <b>Hardware Options:</b> Standard, Matte Black, Order Handle Set, Multipoint Lock, No Integrated Sensor <b>Screen:</b> No Screen <b>Performance Information:</b> U-Factor 0.26, SHGC 0.31, VLT 0.37, CPD PEL-N-218-11543-00001, Performance Clas Rating 55, Calculated Negative DP Rating 70, FPA FL14293, STC 31, OITC 25 <b>Grille:</b> ILT, No Custom Grille, 5/8", Traditional (3W4H / 3W4H), Putty Glaze, Ogee <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 5 9/16", 6 7/8", Factory Applied, Manufacture Length = 302".</p>

