



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) 7636

Date Received: 6/10/25

Property Owner Information

Property Owner	<u>Anna Giorgio</u>	
Mailing Street Address City, State and Zip	<u>1100 Pucker St Stowe, VT 05672</u>	
Telephone Number	<u>401-714-2851</u>	Email <u>ajl stapleton@gmail.com</u>

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	<u>1100 Pucker St</u>
Tax Map ID	<u>07-081-000</u>
Existing Use	Proposed Use

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

Taking down a barn structure that is beyond repair and a hazard

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: <u>Anna Giorgio</u> Date: _____
---	---

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 checked="" type="checkbox"/> No <input 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: N/A	# Bathrooms: N/A	# Bedrooms: N/A	# Kitchens: N/A
New Rooms: N/A	# Bathrooms: N/A	# Bedrooms: N/A	# Kitchens: N/A

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	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	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		\$

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.

OFFICE USE ONLY

Date Received _____

Zoning District _____

Overlay District _____

Approved Date _____

Effective Date _____

Expiration Date _____

Denied Date _____

Reason _____

Permit Fee	\$
Recording Fee	\$
TOTAL FEE	\$

☐ 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

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.



Outlook

[EXTERNAL] Re: 1100 Pucker Street demo request - zoning permit application

From Anna Giorgio <ajlstapleton@gmail.com>

Date Thu 6/12/2025 3:22 PM

To Ryan Morrison <rmorrison@stowevt.gov>

Hi Ryan,

We are applying under criteria C. We bought this house in May and the former sellers consulted with Norm Messier recently and based on what they felt the cost to restore it would be to make it a usable structure and safe, it would create a financial hardship on us to do so. Gristmill Builders also looked at the structure. We do not have the funds available for that type of project. The sloping on the back left side and deterioration of the structure poses a safety risk to our children in its current state.

Please let me know if this would suffice.

Thank you!

Anna

On Thu, Jun 12, 2025 at 1:07 PM Ryan Morrison <rmorrison@stowevt.gov> wrote:

Hi Anna - in order to get your application on next week's HPC meeting agenda, I'll need one thing from you... a written narrative citing the criteria below and how the barn's demolition meets it. I'm assuming criteria B, C, and/or E below may apply. Please provide something in writing as soon as possible - by tomorrow morning at the latest - explaining which criteria you're applying under to demo the barn, and any other information that you think would be useful. An email works. Thanks!













<http://www.coveredbridgeprofessionalhomeinspections.com>

steve@cbphi.com

[\(802\) 249-1097](tel:(802)249-1097) · [\(802\) 505-5100](tel:(802)505-5100)

1540 Spaulding Rd

St Johnsbury VT 05819

Inspector: **Steven Dukette**

VT Lic # 143.0112728,

NH Lic # 0056

ASHI # 245583

NRSB # 5S0032



Property Inspection Report For:

Client(s): **Mike & Anna Giorgio**




Property address: **(Barn Only)**
1100 Pucker St
Stowe VT [05672-4493](tel:05672-4493)

Inspection date: **Tuesday, July 15, 2025**

This report published on Thursday, July 17, 2025 7:39:37 AM EDT

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Safety concern needs to be corrected, icon is reserved for more immediate issues
	Maintain	Requires on - going maintenance
	Comment	For your information / Inspector's recommendation

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Structures inspected: Barn

Start: 4:15 PM


End: 5PM

Payment method: Credit Card




Present during inspection: Inspector only

Weather conditions: Partly cloudy

Ground condition: Dry

-
- 1)  This inspection is limited to the structure of the subject barn, its current condition, and recommendations.

Barn / structure

-
- 2)    The 19th-century post-and-beam barn has deteriorated beyond practical repair: widespread dry rot has hollowed sills, posts, and girts; several key members are decayed, missing, or split; and the roof framing is sagging and partially collapsed, creating an imminent risk of structural failure and potential injury. Restoring this level of decay would require hand-hewn timber replacements, custom joinery and extensive shoring at a cost far exceeding the barn's historic value or any reasonable preservation budget. For public safety and fiscal responsibility, I recommend demolition and if possible salvaging any sound historic timbers for archival use.

Please see photos for more information.



Photo 2-1



Photo 2-2 Structural support failures translate to the roof system, very dramatic deflection was noted.



Photo 2-3 This particular area is near complete failure, with potential for collapse.



Photo 2-4 Sidewall kick out and in, near failure.



Photo 2-5 Vertical support is ready to kick out below the prior photos.



Photo 2-6 The NE corner post is rotten/decayed and pulled apart. In failure, possible for collapse.



Photo 2-7 Corner post from a far.



Photo 2-8 The floor is twisted and unstable.



Photo 2-9 Base plates are decayed and or disintegrated into the soil. NE corner



Photo 2-10



Photo 2-11 The base plate has no structural integrity.



Photo 2-12 Most vertical supports are out of plumb, decayed at their base.



Photo 2-13 Multiple areas of rot and decay.



Photo 2-14 Floor rot and decay in multiple areas.



Photo 2-15 Floor decking decay, has fallen through.



Photo 2-16 Voids in the stone foundation, rotten supports.



Photo 2-17 Wagon bay opening deflection due to structural failures.



Photo 2-18 Rotten decayed areas near the middle support post, north side.



Photo 2-19 Rotten corner post.



Photo 2-20 West side base plate decay.



Photo 2-21 Siding damage and or missing throughout the barn.




Photo 2-22 NW corner base plate disintegration.



Photo 2-23



Photo 2-24 Active powder post beetle activity throughout the barn, wood-destroying insects.

3)  The roof surface appeared in poor condition. rusted panels, loosened fasteners, gaps in panels etc.

Support structure is inadequate, it has poor support continuity to the earth due to decay, broken support members etc., resulting in dramatic deflection in the roof line.



Photo 3-1





Photo 3-2 This particular area is near complete failure, with potential for collapse.



Photo 3-3 Structural support failures translate to the roof system, very dramatic deflection was noted.

Thank You!

4)   On behalf of all of us here at Covered Bridge Professional Home Inspections, we thank you very much for allowing us to inspect your new investment. If we can improve our services in any way please let us know.

We hope the entire realm of the inspection process, from the initial call to the final report met or exceeded your expectations. This is our ultimate goal, to provide our clients with the very best building inspection experience possible.

We invite you to visit our new website for more maintenance tips, our blog and to fill out a performance review;
<http://coveredbridgeprofessionalhomeinspections.com/>
<http://coveredbridgeprofessionalhomeinspections.com/blog/performance-survey/>

Thank you for considering feedback information, references/referrals are the best compliments we can receive.

If we can answer any questions or concerns please call or email us.

Best regards and a sincere thank you from our CBPHI team,

Steve & Sue Dukette, AJ Houlne & Barry Sykes



SCOPE AND LIMITATIONS OF THIS INSPECTION

This inspection is limited to a visual observation of the exposed and readily accessible areas of the home. The concealed and inaccessible areas are not included. The following locations are considered inaccessible due to limited height and excluded from this inspection unless otherwise stated:

Crawl space areas less than 18 inches in height

Attic spaces less than 5 feet in height

Spaces under outdoor decks less than 3 feet high

Observation includes operation of the systems or components by means of the normal user controls. Dismantling of equipment, and destructive testing is not included. Some specific items are also excluded, and these are listed in the following section. If you feel there is a need for evaluation of any of these items, then you will need to arrange for specific inspections.

Items not Included

Recreational, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains, shrubs, trees, and tennis courts;

Cosmetic conditions (wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded, torn, or dirty floor, wall or window coverings etc.);

Noise pollution or air quality in the area;

Earthquake hazard, liquefaction, flood plain, soil, slide potential or any other geological conditions or evaluations;

Engineering level evaluations on any topic;

Existence or non-existence of solder or lead in water pipes, asbestos, hazardous waste, radon, urea formaldehyde urethane, lead paint or any other environmental, flammable or toxic contaminants or the existence of water or airborne diseases or illnesses and all other similar or potentially harmful substances (although the inspector may note the possible existence of asbestos in ceiling texture and furnace duct tape);

Zoning or municipal code (e.g. building, fire, housing (existing buildings), mechanical, electrical, plumbing, etc. code) restrictions or other legal requirements of any kind;

Any repairs which relate to some standard of interior decorating;

Cracked heat exchangers or similar devices in furnaces;

Any evaluation which requires the calculation of the capacity of any system or item that is expected to be part of the inspection. Examples include but are not limited to the calculation of appropriate wattage or wiring of kitchen appliances, appropriate sizing of flues or chimneys, appropriate ventilation to combustion-based items (e.g. furnaces, water heaters, fireplaces etc.), appropriate sizing, spacing and spanning of joists, beams, columns, girders, trusses, rafters, studs etc., appropriate sizing of plumbing and fuel lines, etc.;

Washers and dryers;

Circuit breaker operation;

Specialty evaluations such as private sewage, wells, solar heating systems, alarms, intercom systems, central vacuum systems, wood and coal stoves, pre-fab and zero clearance fireplaces, space heaters, sprinkler systems, gas logs, gas lights, elevators and common areas unless these have been specifically added to the inspection description above but only to the degree that the inspector is capable of evaluating these items;

Items that are not visible and exposed including but not limited to concealed wiring, plumbing, water leaks, under bathtubs and shower stalls due to faulty pans or otherwise, vent lines, duct work, exterior foundation walls (below grade or covered by shrubs or wall/paneling, stored goods etc.) and footings, underground utilities, and systems and chimney flues;

Evaluations involving destructive testing;

Evaluation which requires moving personal goods, debris, furniture, equipment, floor covering, insulation or like materials;

Design problems and adequacy or operational capacity, quality or suitability;

Fireplace drafting;

To prevent damages to units, air conditioning when outside temperature below 60 degrees F or if the unit has not been warmed up or on for at least 24 hours prior to inspection;

Any evaluation which would involve scraping paint or other wall coverings;

Heating system accessories (e.g. humidifiers, electronic air cleaners etc.);

Legal description of property such as boundaries, egress/ingress, etc.;

Quality of materials;

Conformance with plan specifications or manufacturers specifications;

Flood conditions or plains;

Any other characteristics or items which are generally not included in a building inspection report on a regular basis.

It is beyond the scope of this inspection and report to supply you with accurate repair costs. Such estimates should be supplied by contractors who specialize in this type of work. We strongly suggest you obtain one or more written bids from a licensed contractor(s).

Evaluations are made as to the present age, and remaining economic life of an item, i.e. water heaters, roofs, plumbing, furnaces, etc. These evaluations are based on visual observation, industry averages and prior experience. THEY ARE NOT OFFERED AS A WARRANTY OR CERTIFICATION OF REMAINING LIFE.

Disclaimer

In some cases we may recommend your consulting a specialist such as a structural engineer or licensed electrician. Hiring a specialist can be a prudent means of providing some protection of your financial investment in this property. WE DO NOT MAKE ANY TYPE OF WARRANTY OR GUARANTEE AS TO THE CONDITION OF THE PROPERTY. SOME THINGS MAY REMAIN HIDDEN OR BECOME DEFECTIVE AFTER THE INSPECTION. IT IS NOT POSSIBLE TO DETECT EVERY DEFECT WITHIN A BUILDING DURING THE COURSE OF A GENERAL INSPECTION. THIS REPORT SHOULD BE USED IN CONJUNCTION WITH, AND NOT A REPLACEMENT FOR , A PRE-CLOSING WALK-THROUGH BY THE CLIENT. THIS INSPECTION IS NOT AN INSURANCE POLICY AGAINST HIDDEN DEFECTS, OR CONDITIONS THAT ARE NOT VISIBLE AND READILY APPARENT AT THE TIME OF INSPECTION.

THE COST OF THIS INSPECTION DOES NOT ENTITLE YOU TO ANY TYPE OF PROTECTION FROM HIDDEN FLAWS AND DEFECTS.



NAME

Town-Poor House

DATE RECORDED

10/03

SURVEY NUMBER

0808-23

SPONSOR

Stowe Historic Preservation Commission

SURVEYOR

Deborah Noble

ADDRESS

1100 Pucker Street

PARCEL ID

04013/07-081.000

DATE BUILT

c. 1820 with alterations c. 1870

TYPE

house

PRESENT USE

house

CONDITION

good

BEERS MAP

Mrs. Town

STYLE

Brick cape

WALLINGS MAP

A. Luce (?) or M. Town(?)

ENVIRONS

8A+ dwelling, moderately built-up

**ARCHITECTURAL
DESCRIPTION**

Not mentioned 1981 survey: rear shed roofed porch with chamfered posts c. 1840

**CURRENT
ROOF/SIDING
CURRENT DOORS/
WINDOWS**

Not mentioned in 1981 survey:

**RELATED
BUILDINGS**

Barn – c.1830, early barn, 2x4 bay, sheet metal roof, post and beam, stone foundation, board and batten, vertical board and shingle siding, single 9-light sash, one level with loft, ground level under east gable end where bank descends to stream running just northeast of barn, hewn timbers and logs in framing, continuous plate indicates exterior walls raised in one piece, main entrance south eaves with twin sliding doors that are plywood replacements.

ADDITION/ALTERATION

Rear ell of house new sheet metal roof

DEMOLITION**THREATS****ARCHAEOLOGICAL
RESOURCES**

Potential remains and deposits relating to historic structures and occupation

**ADDITIONS TO STATEMENT
OF SIGNIFICANCE**

Early Barn significant – not common in survey

NOTES

Moses Town may be early owner – in 1819, 100 acres of land were sold to Moses Town for 100 dollars by Harnes and Salem Town. Moses Town joined the Universalist society and lived to be 71.

0808-23
111 Pucker St.
Stowe, VT
Deborah Noble
10/03
View E
digital file at VDHP



0808-23: A
1100 Pucker St.
Stowe, VT
Deborah Noble
10/03
View E
digital file at VDHP

