



Town of Stowe- Historic Preservation Commission

Meeting Minutes – May 21, 2025

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday May 21, 2025, at approximately 5:15 pm.

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

Members Present: McKee Macdonald, Sam Scofield, Barbara Baraw, George Bambara, Jennifer Guazzoni, and Cindy McKechnie

Staff Present: Ryan Morrison

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

Project #: 7510

Owner: AGS VT Inc, DBA Stowe Village Market

Tax Parcel #: 7A-021.000

Location: 88 South Main St

Project: Build privacy fence around refrigeration unit on top of store

Zoning: VC-10/SHOD

The Applicant was not in attendance to present the application. This application was first heard at the December 4, 2024 HPC meeting, again on April 2, 2025, and most recently on April 16, 2025. The project is to add a fence screen to the rooftop mechanical units installed on the market building. At the April 16th meeting, the HPC requested that the applicant revise the screening plan to shorten the height of the fencing and to provide view renderings showing what the fence screen will look like when attached to the rooftop mechanical unit. The Applicant provided updated plans showing the fence screen at a height of seven (7') feet atop the base of the mechanical unit. The fence screen will be on tracks so that it can slide apart when access to the unit is needed. It will block views of the unit from South Main Street and from both sides. The back of the unit will not be screened because it is not visible from the street or neighboring properties. G. Bambara motioned to approve the project as presented. The motion was seconded by S. Scofield and unanimously approved. The project is a minor.

Project #: 7571

Owner: Chalet Life Investments LLC

Tax Parcel #: 7A-026.000

Location: 51 South Main St

Project: Siding changes, addition of two balconies and doors, requesting setback waiver.

Zoning: VC-10/SHOD

The application was postponed to a later meeting date.

Project #: 7614

Owner: Alexander and Genevieve Thompson

Tax Parcel #: 11-052.000

Location: 2760 Weeks Hill Rd

Project: Demolition and replacement of rear "Ell"

Zoning: RR5

Sam Scofield recused himself from this review to present the application. The project is to remove the rear 'ell' building attachment and construct a new addition that will be wider than the existing 'ell', but shorter in length. The 'ell' was an attached shed before it was converted to habitable space many years ago. S. Scofield requested demolition of the 'ell' structure citing Section 10.7(2)(B) as the criteria. Pictures presented showed how the 'ell' structure is deteriorating to such a degree that it is becoming a threat to persons inside it, and a financial burden to repair versus replacing what exists. The replacement structure is intended to maintain a similar appearance to the rest of the home, which is historically significant, built in 1846, and is on the National Historic Register of Historic Buildings and Sites. The windows will be simulated lights, and siding to match the rest of the home. G. Bambara motioned to approve the project as presented, including the proposed demolition in accordance with Section 10.7(2)(B). The motion was seconded by B. Baraw and unanimously approved. The project is a minor.

Other Business:

- Sam Scofield asked to start discussion with the Planning Commission to consider demolition by neglect. He and M. Macdonald noted that they may attend a future Planning Commission meeting to bring the subject up.

Review Meeting Minutes:

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

The meeting adjourned at approximately 5:50 PM.

Respectfully submitted,
Ryan Morrison, Deputy Zoning Administrator