



Town of Stowe- Historic Preservation Commission

Meeting Minutes – November 20, 2024

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday November 20, 2024, at approximately 5:15 pm.

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

Members Present: McKee MacDonald, George Bambara, Barbara Baraw, Shap Smith, Tyson Bry, Cindy McKechnie and Chris Carey (alternate).

Staff Present: Ryan Morrison

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

Project #: 7504

Owner: Chalet Life Investments LLC

Tax Parcel #: 7A-026.000

Location: 51 South Main Street

Project: Installation of 4 egress windows

Zoning: VC10/SHOD

George Bambara recused himself. Graham Kramer presented the application. This is a follow up from the 11/06/2024 HPC meeting where the Commission requested that the applicant realign the proposed windows at the top floor to match those on the bottom floor, that the new windows be 2/2, and that spec sheets for the proposed windows be submitted. Mr. Kramer provided spec sheets of the windows and confirmed that the new windows will align with the existing windows on the ground floor. Mr. Kramer also confirmed that the top floor of the building will just be for storage and he will likely submit a new zoning permit application in the near future to convert the space to office space. C. Carey motioned to approve the application to install four (4) new windows at the top floor as presented and keep all other windows as existing. T. Bry seconded the motion. The motion carried. The project was approved as a minor.

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

Andrew Volansky and Kelley Osgood were in attendance to present the application. This review was first held at the October 2, 2024 HPC meeting. The applicants returned to this meeting to present revised plans. Mr. Volansky gave a recap of the proposal which is to demolish the existing structure and construct a new three (3) story structure with a retail/commercial use on the ground floor, and residential uses on the upper two (2) floors. The plan for a restaurant on the second floor has been nixed. The project also proposes a height waiver, and setback waivers from the front, side and rear yard property lines. M. MacDonald asked what the owner's plan for the overall area is. A. Volansky responded that Peter Livaditis owns the blacksmith shop, the toy store, and 55 Mountain Road. The blacksmith shop has been under reconstruction for a while now, the toy store just recently obtained permitting to construct a covered ADA ramp, and 55 Mountain Road may one day be reconstructed when necessary. For now, there are no plans to redevelop any of these other buildings. C. McKechnie asked what the material is for the red section of the building. A. Volansky responded that that siding is wood clapboard.

B. Baraw commented that the building as shown looks like an industrial building, the windows are too symmetrical and too low to the ground. A. Volansky asked if removing the grills would help. B. Baraw responded that that would likely make the appearance less industrial and the windows on the ground floor should be raised. Also, the rear façade appearance looks like it would be better suited to be the front façade facing South Main Street.

K. Osgood noted that the cupola is centered over the internal stairwell. M. MacDonald commented that the applicant should consider accessing the parking lot through the rear, through the owner's property with the blacksmith shop, toy store, etc., and close the curb cut on South Main Street. A. Volansky noted that while that rear area is a shared parking lot, the particular section of this potential access serving the proposed development cuts across a different property with a different owner, so that might not work. B. Baraw commented that there should be consistent banding all the way around the building to provide a clear separation between the retail and residential uses.

Overall, the HPC recommended that the applicant return with a few different sketches and requested a site visit prior to their next scheduled appearance in front of them. The applicants intend to return to the HPC soon.

Other Business: None

Review Meeting Minutes:

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

The meeting adjourned.

Respectfully submitted,
Ryan Morrison, Deputy Zoning Administrator