



Town of Stowe- Historic Preservation Commission

Meeting Minutes – December 4, 2024

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday December 4, 2024, at approximately 5:15 pm.

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

Prior to the meeting, McKee MacDonald, Shap Smith, Barbara Baraw, George Bambara, Chris Carey, Sam Scofield and Tyson Bry met with Applicant Peter Livaditis, Andrew Volansky, and Kelley Osgood at 48 South Main Street for a site visit.

Members Present: McKee MacDonald, Shap Smith, Barbara Baraw, George Bambara, Chris Carey, Sam Scofield, Tyson Bry, and J. Guazonni-Robbins.

Staff Present: Sarah McShane

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

Project #: 7512

Owner: Rogers David A & Lynne Z Revoc. Trusts / Trustees: David & Lynne Rogers

Tax Parcel #: 02-205.030

Location: 4251 Stowe Hollow Rd

Project: Remove existing deck/rebuild with a slightly smaller deck and enclosed addition

Zoning: RR5

Chapman Smith presented the application. M. MacDonald and S. Smith recused themselves. C. Smith described the project as replacing the existing deck on a historic building on Stowe Hollow Road. The existing building siding is hardy plank/hardy board; the proposed decking is composite decking with a rail system. C. Smith confirmed there is no new exterior lighting proposed. B. Baraw made a motion, seconded G. Bambara to approve the project as presented. The motion passed unanimously, with M. MacDonald and S. Smith recused. The project is classified as a minor.

Project #: 7510

Owner: AGS VT INC, dba Stowe Village Market

Tax Parcel #: 7A-021.000

Location: 88 South Main St

Project: Build privacy screen around rooftop refrigeration unit

Zoning: VC10/SHOD

Mike Evans was present and explained that Macs Market recently updated the refrigeration units which involved the installation of new rooftop mechanical equipment. He described the proposed screening which includes 5" x 5" with 10' white vinyl post with steel insert. He asked whether he needs to wrap/screen the entire rack system, only the three sides or fully enclosed. He noted that Lowell Fence and Landscape will complete the installation. M. MacDonald asked staff whether the regulations pertaining to screening had changed recently, she responded they have not changed in the last year or so. G. Bambara felt both the mechanical units and proposed screening were very prominent. M. MacDonald suggested referring it to the DRB and let the DRB make the decision. Members spoke of recent similar projects. S. Scofield asked whether the screening could be slightly shorter since it will not be as visible from the street level. Mike Evans agreed it could be shortened/reduced in height. S. Scofield suggested their engineer check the strength of the roof to ensure it is adequate. B. Baraw inquired about possible changes in the lateral portions of the fence. M. Evans responded he would be willing to incorporate recommendations from the HPC. S. Smith

suggested the vertical slats may make it appear taller, he recommended horizontal slats in the same siding of the building and reducing the screening in height to less than 9'. G. Bambara inquired whether the parapet wall could be raised to provide screening. S. Scofield responded that roof drainage would need to be accommodated. T. Bry suggested the screening be reduced in height to 9' or 8' and take photographs to see if a reduced height would provide adequate screening. J. Guazonni-Robbins inquired about the glare from the vinyl material and asked if it could be painted to reduce the shine. Members felt the project should require additional DRB review given its visibility to Main Street. B. Baraw shared that given the equipment's position maybe only two sides would need to be screened. The Applicant will return at a future meeting to present the discussed additional information/amended plans.

Project #: 7516

Owner: Apres Spa LLC

Tax Parcel #: 07-312.040

Location: 68 Central Dr

Project: Change of use medical office to intermediate care facility. Build deck, fence, sauna and sign

Zoning: RR 1/RR2/SHOD

Applicant Holly Russo presented the application. She proposes an exterior wooden sauna for both commercial and personal purposes to be used in associated with her wellness studio. The application involves both a plug-in sauna and surrounding deck and privacy screening. C. Carey inquired about outdoor lighting. The Applicant responded there will be no lighting and the sauna will require a State of VT Building Code. Per code, it will need to be detached and twenty feet from the existing building. C. Carey thought it would not be visible from the public roadway. The sauna entrance will face a building. T. Bry motioned to approve as presented. S. Smith seconded. The motion passed unanimously. The project will require DRB review for the change of use.

The Commission had a side conversation around screening and current zoning regulations. S. McShane suggested that the Commission develop amended language for the Planning Commission's consideration.

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

Architect Andrew Volansky presented the informal application and shared representative drawings. He described their vision for the campus and design changes they have been integrated based on prior Commission feedback. He described some of the site challenges and drainage/grading issues as well as design changes incorporated to make the building better fit into the village including the banding around the first floor, stepped the roofline to reduce the scale, introduced a gable pediment on the front porch/entrance, etc. G. Bambara inquired about ceiling heights, A. Volansky responded: 11' first floor, 8'6" middle floor, 9'6" top floor. B. Baraw inquired about windows. A. Volansky responded they would all be operable and have been changed to be primarily 2/2. He described how they replicated some design elements from the rear side of the building to the Main Street elevation. J. Guazonni-Robbins inquired about the mill appearance of the building. S. Scofield and T. Bry shared concerns over the building's height. Members reviewed

the building heights of other buildings on Main Street and in the surrounding area and inquired whether the cupola falls within the height exemption. Members suggested a few design modifications that might help reduce the height appearance. Following discussion, the Applicant indicated their intention to file a formal application in the near future.

Project #: Informal Review

Owner: Stowe Electric Department

Tax Parcel #: 03-033.000

Location: 435 Moscow Road

Project: Building alterations at Stowe Electric Department property including a building addition to the Millwright building and exterior renovations to the powerhouse

Zoning: MC

HPC member C. Carey recused himself and presented the application. He described the proposed alterations to the Millwright building including a small addition. Jackie Pratt provided an overview and noted that this building will become an emergency operation center, storage, potential community space, and include an elevator shaft. She explained it is separate from the dam restoration project and is not within the 100 year floodplain. S. McShane explained that the property is shown to be within the FEMA mapped floodplain and suggested they double check that a LOMA has been received- if not, it may impact the overall design. C. Carey provided an overview of the architectural design and proposed changes- the building will be re-sided, new windows, a front porch, deck, etc. S. Scofield suggested the windows be divided light such as 1/1 or 2/1. C. Carey also described the canal and the powerhouse/turbine and plans to stabilize the wall. This portion of the project is part of the energy generating facility and therefore exempt from zoning, however the changes to the Millwright building are subject to local zoning review. Jackie Pratt explained other than stabilization of the wall, nothing is proposed for the Mill Building at this time. Members discussed the overall project including dam restoration, cost of project, etc. Following discussion,

S. Scofield motioned to approve the Millwright building portion of the project as drawn with exception of 2/1 double hung windows. S. Smith seconded. The motion passed unanimously.

Other Business: None.

Review Meeting Minutes:

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

The meeting adjourned at approximately 7:15 PM.

Respectfully submitted,
Sarah McShane, Planning & Zoning Director