



## **Town of Stowe- Historic Preservation Commission**

### **Meeting Minutes – December 18, 2024**

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday December 18, 2024, at approximately 5:15 pm.

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

**Members Present:** McKee MacDonald, Shap Smith, Barbara Baraw, George Bambara, Sam Scofield, Tyson Bry, Chris Carey and Cindy McKechnie.

**Staff Present:** Ryan Morrison

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

Project #: 7495

Owner: Union Bank

Tax Parcel #: 7A-151.000

Location: 47 Park St

Project: Review of revised elevation plans for project involving demolition of buildings and proposed mixed-use development to include commercial and residential space

Zoning: VC10/SHOD

Chris Carey and Tyler Mumley presented the application. This is a follow up from the HPC review held October 16, 2024 where the HPC recommended approval of the project but requested that the applicant return with revised window muntin patterns. C. Carey presented revised elevation plans with revised window muntin patterns that include a mix between 2/1, 6/1, 4/1 and 6/6. Additionally, the applicant updated the plans to include wall-mounted lights to help with parking lot illumination. One light on the backside (east side) of the Park Street building and one on the north side of the bank building. The revised plans also show the location of recessed lights throughout the development. Rob Foregger was also in attendance and inquired about exterior lighting and building materials. He also noted that the rear of the Park Street building should have a façade much like that of a building front rather than just the rear of an apartment building. T. Bry made a motion, seconded G. Bambara to approve the revisions/project as presented. The motion passed unanimously, with C. Carey recused. The project is classified as a major and is already scheduled for a public hearing with the Development Review Board on January 7, 2025.

Project #: Informal Review

Owner: 354 South Main Street LLC

Tax Parcel #: 7A-002.010

Location: 354 South Main Street

Project: Demolish existing commercial building and construct a new 39-unit multifamily residential building

Zoning: VC10/SHOD

Tyler Mumley, Nick Donza and Kelley DesRoches were present and presented the plans. The project involves demolishing the existing commercial building and constructing a new three-story 39-unit multi-family residential building, with underground parking. The new building will utilize the existing building's nonconforming setback from Little River and won't locate any closer than existing. No height waivers are being sought at this time. S. Scofield commented that the entrances differ between the elevation plans and the floor plans, and that the building looks like a rowhouse. S. Scofield also noted that the windows should vary in size and mullion pattern. T. Bry commented

that perhaps the entry could be brought out more to add more contrast to the front of the building. M. McKee stated that neither roof types appeal and offered that they should try something unique since the site is not historic and there's not really an appearance to preserve. The applicants anticipate returning to a future meeting to present revised plans.

**Other Business:** None.

**Review Meeting Minutes:**

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

The meeting adjourned at approximately 6:20 PM.

Respectfully submitted,  
Ryan Morrison, Deputy Zoning Administrator