



Development Application
Town of Stowe Planning & Zoning Department
PO Box 730
Stowe, VT 05672
Telephone: (802) 253-6141

Project # 7583
(To be assigned)

Date Received 4/17/25

This form serves as an application for all requested zoning and subdivision reviews.

Property Owner Information

Property Owner: STOWE COUNTRY HOME ALISON KREBSIS
Mailing Street Address: 541 SOUTH MAIN ST. STOWE, VT 05672
City, State and Zip: STOWE, VT 05672
Telephone Number: 802-253-8132 Email: ALISON@STOWECOUNTRYHOME.COM

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: ALAN GUAZZONI DESIGN
Company (if any):
Mailing Street Address: PO BOX 1061 STOWE, VT 05672
City, State and Zip: STOWE, VT 05672
Phone Number: 802-253-6664 Email: ALAN@GUAZZONIDESIGN.COM

Property Information & Location

Physical Address: 541 SOUTH MAIN - STOWE
Tax Map ID: 07-160
Existing Use: COMMERCIAL Proposed Use: COMMERCIAL

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

THIS IS AN ADDENDUM TO PROJECT # 7182. OUR PROPOSAL IS ADDING A SET OF EXTERIOR STAIRS AND LANDING/DECK CONNECTING THE LOWER PARKING AREA TO THE LAUNDRY BLDG. ADDITION SECOND FLOOR AND THE SHED FRONT YARD. THE EXTERIOR LIGHTING FIXTURE HAVE BEEN CHANGED. THE DUMPSTER ENCLOSE HAS BEEN EXPANDED.

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:
☐ Property Owner OR
☒ Agent for Owner
Signature: Alan Guazzoni
Date: 04/14/25

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.

<div>Construction Information</div> <div>A site plan showing the proposed development is required if construction is involved. <i>The applicant is responsible for determining property lines and setbacks.</i></div>		
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 type="checkbox"/>	No <input checked="" 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:	# Bathrooms: 0	# Bedrooms: 0 # Kitchens: 0
New Rooms:	# Bathrooms: 0	# Bedrooms: 0 # Kitchens: 0
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	
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.) 106	\$0.25	81.50
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$100	
Administrative amendment by Zoning Administrator	\$75.00	76.00
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	
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	\$ 15.00
Additional Recording Fee for permit	\$15.00/page	\$
Additional Recording Fee for Mylar	\$25.00/sheet	\$
Total Application Fee Including Recording		\$ 141.50
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 _____

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

☐ Check # _____

☐ Cash _____

Denied Date _____

Reason _____

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.


SENSOR KIT W/ FIELD-ADJUSTABLE PAR LAMPS

RAB


GT500R/L




STL110R/L



STL110H/L
STL200H/L



STL110HB/L
STL200HB/L



Outdoor Sensors w/(2) 38W, Field-Adjustable PAR Lamps Kit



50,000
HOURS



WET
RATED



FIELD
ADJUSTABLE

TECHNICAL SPECIFICATIONS

COMPLIANCE

UL Listed
Suitable for wet locations

CONSTRUCTION

Mounting
EZ Plate Universal cover fits all boxes

Sensor Housing
Made of tough, corrosion resistant polycarbonate

Temperature Compensation
Sensitivity adjusts automatically for consistent detection in hot and cold ambient temperatures

Horizontal Lock, No-Tool Joints
Keeps sensing pattern level for fast, error-free installation

Housing
Precision die cast aluminum. 1/2" NPS threaded arm with serrated locking swivel fits all standard mounting boxes and covers.

Two (2) Edison base PAR38 lamps with three field-adjustable color temperatures (3000/4000/5000K)

PROJECT: _____

DATE: _____

TYPE: _____

PREPARED BY: _____

10

STEALTH
SENSOR

5

GOTCHA
SENSOR

3

LAMPS



LISTED

KEY FEATURES

- 110° view sensor
- 6-Hour protected manual override
- EZ Plate universal cover fits all boxes
- Suitable for wet locations
- GOTCHA sensor: 5-year limited warranty
- STEALTH sensor: 10-year limited warranty
- LAMP: 3-year no compromise warranty

ELECTRICAL

Voltage:
GT KIT: 120VAC, 60HZ
STL KITS: 120VOLTS AC, 60HZ

Power Consumption
GT KIT: 4W
STL KITS: 1W

Surge Protection
Withstands up to 6000 Volts

Switching Capacity
GT KIT:
600W @ 120VAC with supplied lamps

STL KITS:
120W @ 120VAC Electronic Ballast (LED)

Wall Switch Manual Override
Two flip logic prevents activation by momentary power outages. Stays on for 6 hours. No extra wiring needed.

LED CHARACTERISTICS

LED Detection Indicator
Shows when sensor is detecting in daytime and glows red at night for "on-guard" deterrence

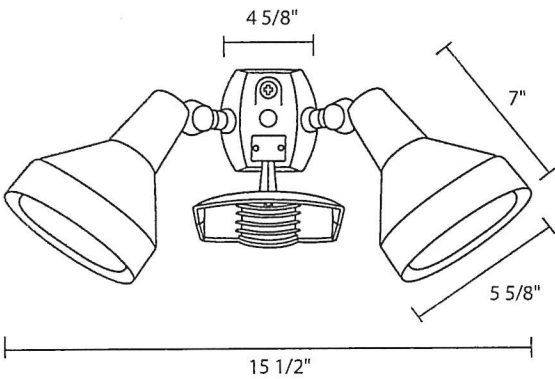
SENSOR KIT W/ FIELD-ADJUSTABLE PAR LAMPS



DIMENSIONS

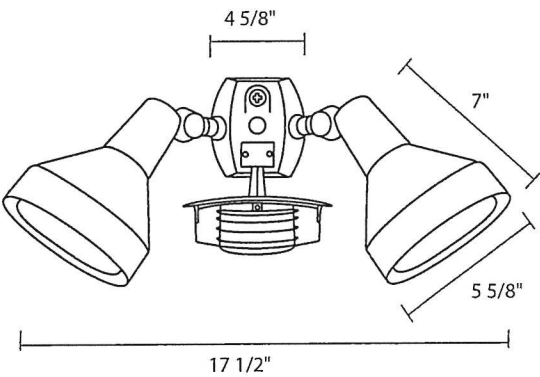
STL110H/L & STL110HW/L

Weight: 4.5 Lbs



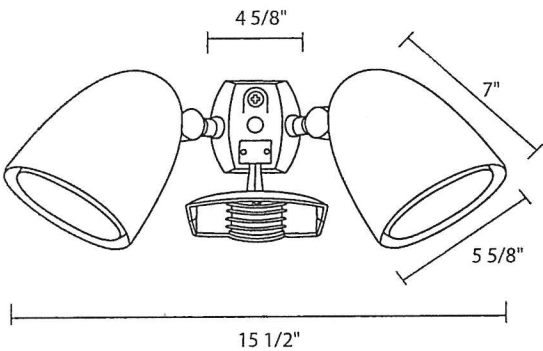
STL200H/L & STL200HW/L

Weight: 4.2 Lbs



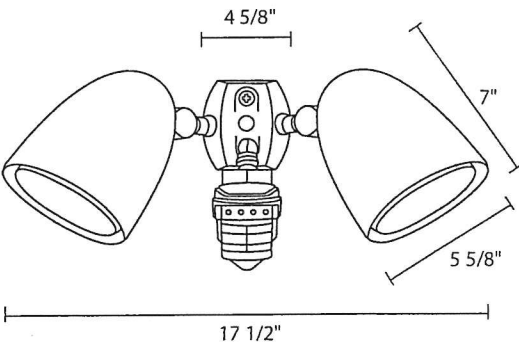
STL110HB/L, STL110HBW/L, STL200HB/L & STL200HBW/L

Weight: 4.5 Lbs



STL360HB/L & STL360HBW/L

Weight: 4.5 Lbs



SENSOR KIT W/ FIELD-ADJUSTABLE PAR LAMPS

RAB

TECHNICAL SPECIFICATIONS

SENSOR SPECIFICATIONS

Time Adjustment
GT SENSOR: 5 seconds to 15 minutes
STL SENSOR: 5 seconds to 12 minutes

Detection
GT500 SENSOR : 110° view
STL110 SENSOR: 110° view
STL200 SENSOR: 200° view
STL360 SENSOR: 180° and 360° down for total detection

Wide Sensitivity Control
GT KIT: Sensitivity adjustable from 50% to 100%
STL SENSOR: Sensitivity adjustable from 30% to 100%

Adjustable Detection Zone
STL SENSOR: Customize the protection pattern with included snap-on blinders (if required)

Photoelectric Control
STL SENSOR: Deactivates lights during daylight. Fully adjustable for 24 hour operation or custom applications.

Advanced Detection Logic
STL SENSOR: Minimizes false triggers

RF Immunity
STL SENSOR: Circuits fully shielded for maximum radio frequency immunity

Auto Test Logic
STL SENSOR: 5 minutes of test time when powered. Resets to auto mode without adjustment.

OTHER

Buy American Act Compliance
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Warranty
RAB's warranty is subject to all terms and conditions found at: rablighting.com/warranty

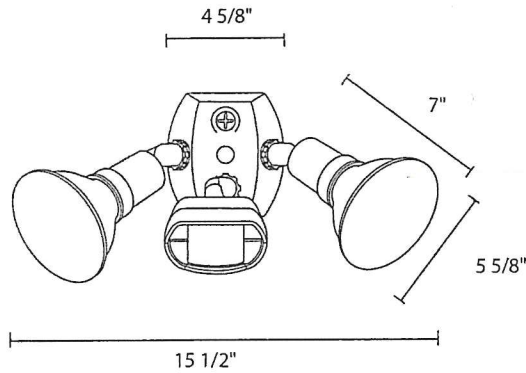
GT SENSOR
5-year, Limited Warranty

STL SENSOR
10-year, Limited Warranty

DIMENSIONS

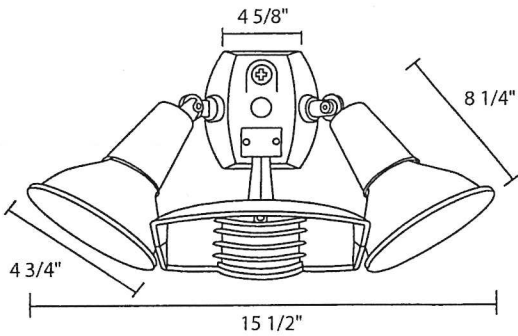
GT500R/L & GT500RW/L

Weight: 1.8 Lbs



STL110R/L & STL110RW/L

Weight: 2.5 Lbs



Lotos 4" & 6" Round
Adjustable Downlight 5CCT

Model	Beam	Color Temp & CRI	Lumens	CBCP	Finish
<input type="radio"/> R4ERAR	<input type="radio"/> W 45°	2700K/3000K/3500K/4000K/5000K - 90	690 800	925 1020	<input type="radio"/> BK Black <input type="radio"/> WT White

Example: **R4ERAR-W9CS-WT**
For custom requests please contact customs@waclighting.com

DESCRIPTION

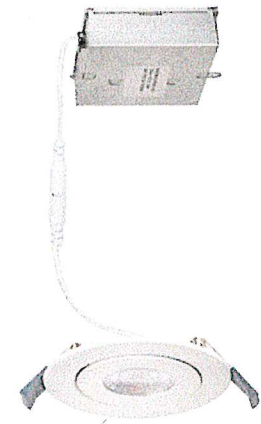
The wafer-thin Lotos LED Recessed Kit with remote driver combines high quality light output and efficiency while eliminating the need for a large housing. This innovative design can be installed easily as a remodel or new construction with an optional frame-in kit sold separately. Lotos is available in a downlight version for general ambient lighting and an adjustable version with a gimbal that pivots 360 degrees on a hinge. Now available with 5-CCT options.

FEATURES

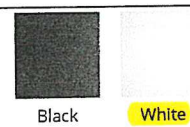
- 5-CCT Switchable between 2700K and 5000K
- Multiple LED array for uniform illumination
- Rotatable multi-axis gimbal ring
- Driver included
- 5 year warranty

SPECIFICATIONS

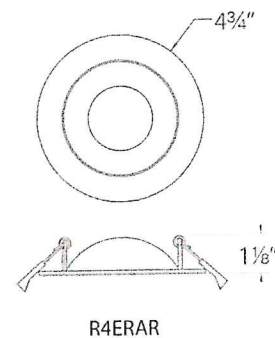
Color Temp:	2700K/3000K/3500K/4000K/5000K
Input:	120 -277 VAC,50/60Hz
CRI	90
Dimming:	ELV: 100-5% , TRIAC: 100-5%
Rated Life:	50,000 Hours
Mounting:	Heavy gauge retention clips secures fixture to ceiling
Standards:	ETL, cETL, Title 24 JA8 Compliant, Wet Location Listed
Construction	Steel with frosted TIR lens



FINISHES:



LINE DRAWING:



COASTAL
ELEMENTS™
collection



HANS

28870BK-LL

EXTRA SMALL WALL MOUNT LANTERN

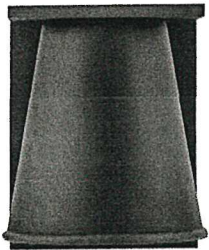
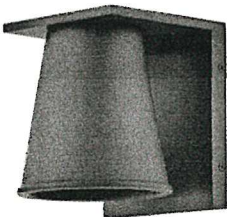
Modern and versatile, Hans features a dark sky-friendly design that's ideal for entryways or back patios. Crafted from sturdy composite materials, Hans is available in Architectural Bronze, Black, and Textured White finishes.

DETAILS	
FINISH:	Black
MATERIAL:	Composite
DIMMABLE:	Yes

DIMENSIONS	
WIDTH:	5.3"
HEIGHT:	6.3"
WEIGHT:	1.6lb
BACK PLATE:	5"W X 6.125"H
EXTENSION:	6.5"
TOP TO OUTLET:	3.25"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
LED NAME:	GU10LED-6.5
WATTAGE:	1-7w GU10 LED *Included
VOLTAGE:	120v
LUMENS:	500
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 50w
DIMMABLE:	Yes

SHIPPING	
CARTON LENGTH:	8.3
CARTON WIDTH:	7.3
CARTON HEIGHT:	9
CARTON WEIGHT:	3



PRODUCT DETAILS:

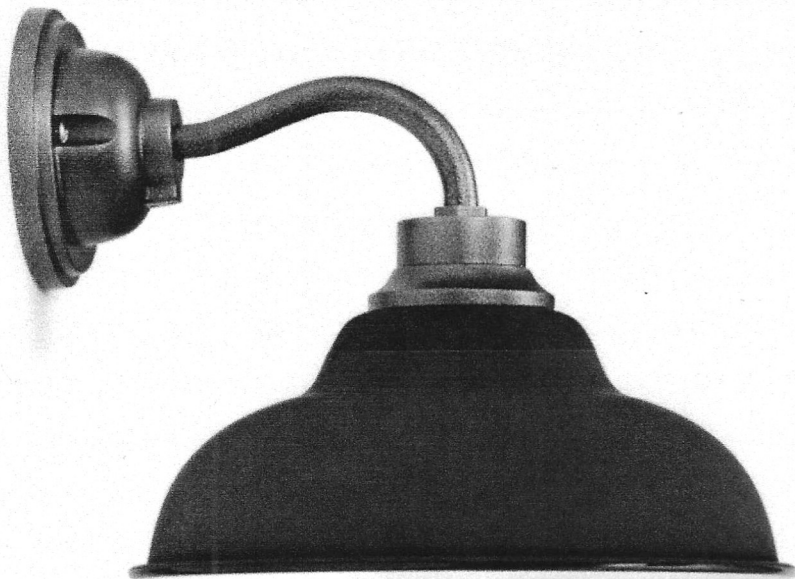
- 5-year finish warranty
- Install as a downlight only.
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- LED Bulbs carry a 3-year limited warranty
- The Coastal Elements Collection offers versatile designs, constructed of composite materials and coated with anti-fading finishes, for maximum durability in harsh climates
- Bold lines and a clean, minimalist style complement contemporary architecture
- Mounting hardware is hidden on the back plate to ensure a clean silhouette
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

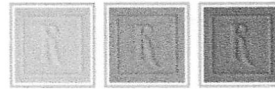
PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

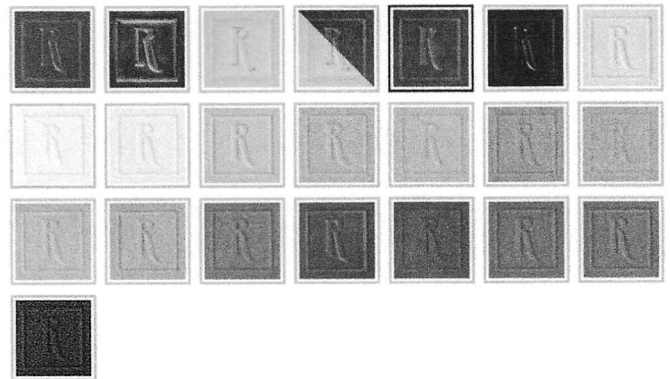


Shade Finish: Matte Black

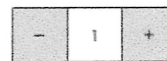
New



Core



[Explore The Outdoor Project Guide](#)



SKU: 1112636

DELIVERY & PICKUP OPTIONS:

☒ Ship This Item
to [05451](#)

Arrives Apr. 30 - May. 2

ADD TO CART

FREE DESIGN APPOINTMENT

ADD TO FAVORITES



See if you're pre-approved - you could earn up to **\$21** (10% back in rewards)¹ today with a new Key Rewards credit card. [Learn More](#)

OVERVIEW

DIMENSIONS

- Fixture Width w/ Shade: 8"
- Projection with Shade: 11-1/2"
- Canopy/Base Diameter: 5"
- Fitter Size: 3-1/4"
- Shade Dimensions: 8" W x 3-1/2" H
- Fixture Weight: 1.63 lbs.
- Socket Type: E26
- Number of Sockets: 1
- Voltage: 120VAC
- Max. Wattage Per Socket: 60W
- Power Source: Hardwired
- Bulb Included: No
- Articulating: N

SHIPPING & RETURNS

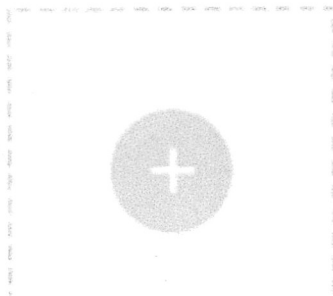
ASSEMBLY INSTRUCTIONS

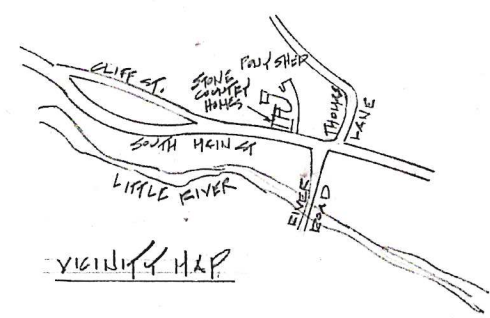
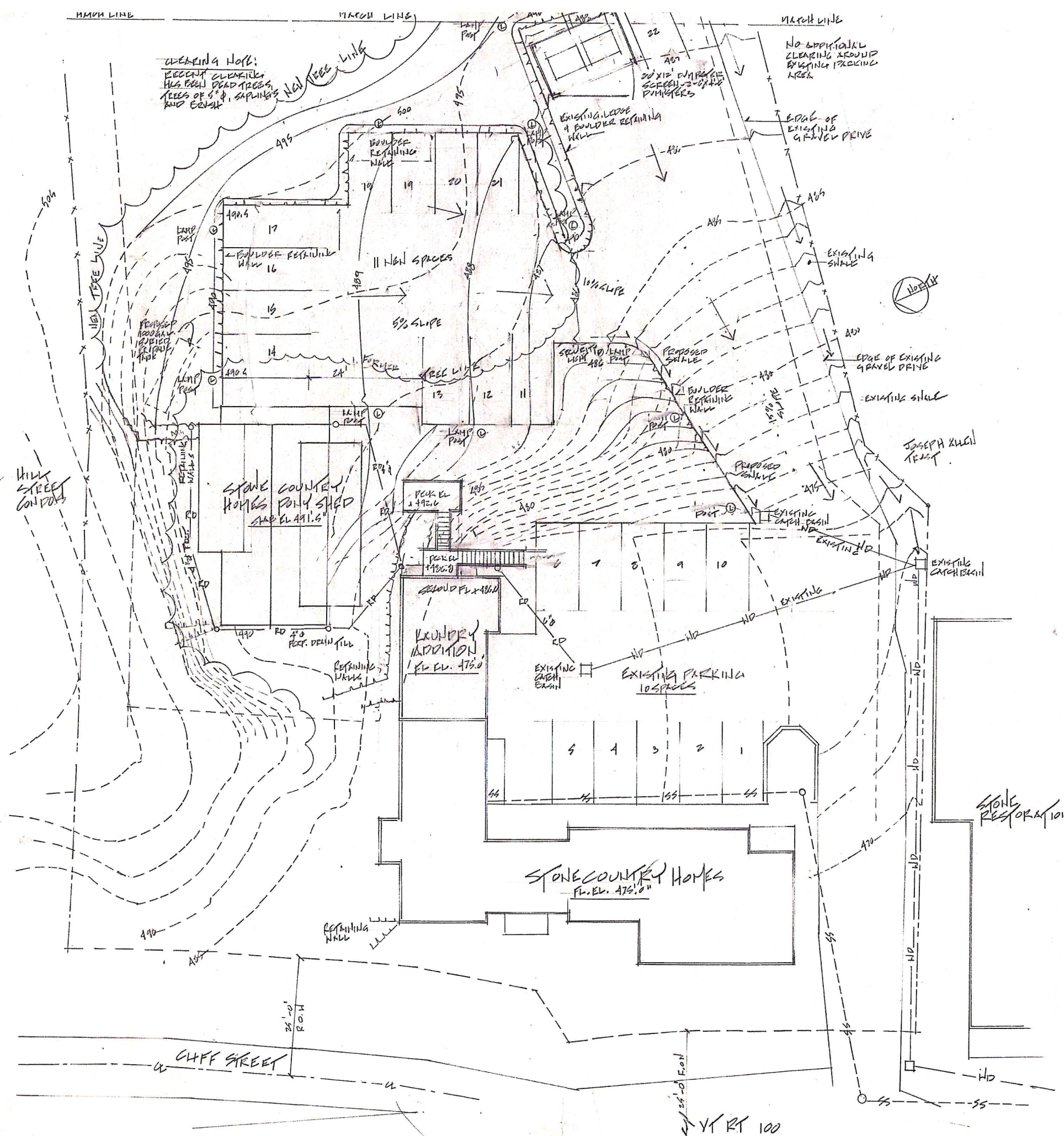
TEAR SHEET



ation See how our customers styled this in their home projects.

+ SUBMIT YOUR PHOTO





ZONING - LVC
 TAX MAP # 07-160 LOT AREA .75 ACRES
 PREVIOUS SURFACE AREA: ...
 COF - 690 SQ FT
 PARKING AREA - 21 ST. TOTAL 5185 SQ FT ADDITIONAL IMPROVEMENT AREA

BUILDING COVERAGE
 EXISTING SCH BUILDING - 3538 SQ FT
 POLY SHED - 906 SQ FT
 PROPOSED LAUNDRY ADDITION - 574 SQ FT
 5078 SQ FT
 .75 X 43600 SQ FT = 118 X 100 = 11.9 % BUILDING COVERAGE
TOTAL PARKING REQUIRED = 21 - 21 AVAILABLE

EXISTING BUILDING:
 FIRST FLOOR = 2063 SQ FT
 SECOND FLOOR = 1475 SQ FT
 3538 SQ FT 13 PARKING SPACES

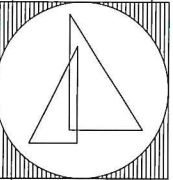
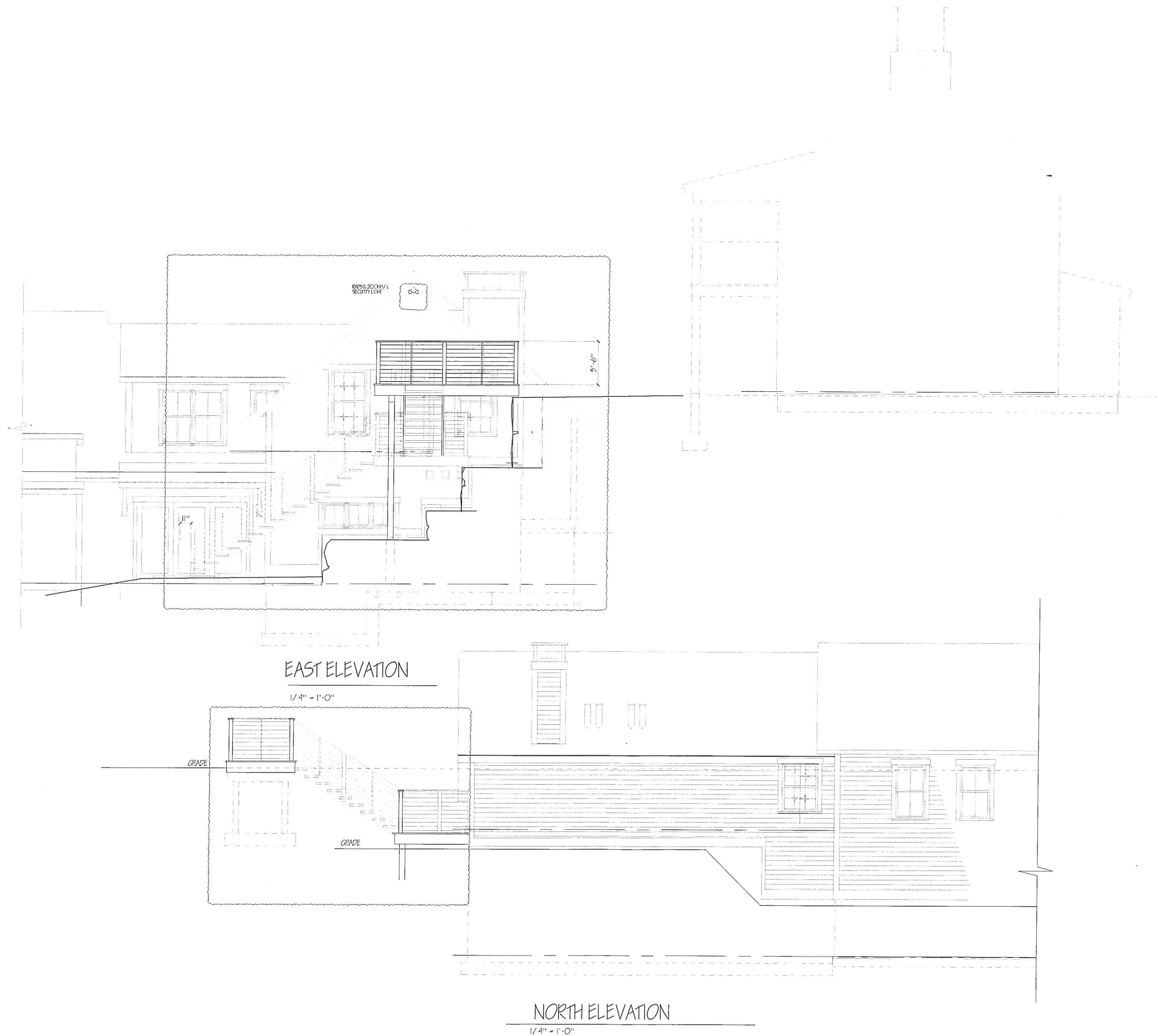
POLY SHED
 FIRST FLOOR = 2 BDR ROOM 11' X 11' = 1 PARKING SPACE
 SECOND FLOOR = 1 BDR ROOM 11' X 11' = 1 PARKING SPACE

LAUNDRY ADDITION
 FIRST FLOOR = 574 SQ FT = 3 PARKING SPACES

STONE COUNTRY HOMES LAUNDRY ADDITION SITE PLAN
 1"=10'
 541 SOUTH MAIN ST.
 STONE, VERMONT
 20 SEPT 20
 20 SEPT 23
 24 JAN 24

SITE INFORMATION COMPILED FROM GRADING & DRAINAGE PLAN
 BY RUSKEY KIRBY DATED 8/10/24 UTILITIES PLAN BY
 LITTLE RIVER SURVEY COMPANY LLC

ALAN GUARAZONI DESIGN
 645 SOUTH MAIN ST.
 STONE, VERMONT
 802-253-6664
 ALAN@GUARAZONIDESIGN.COM



ALAN GUAZZONI DESIGN

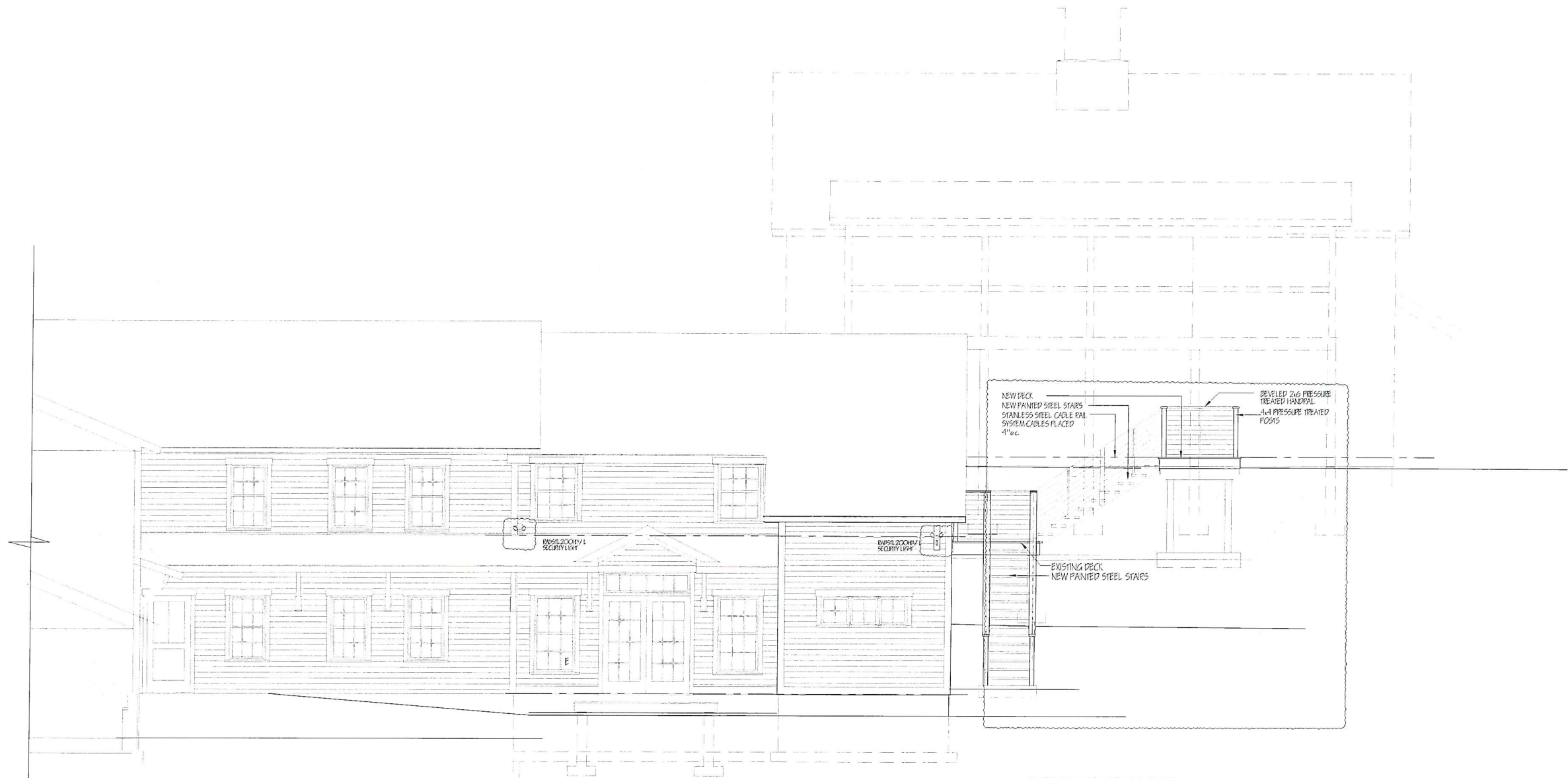
P.O. BOX 1051
STOWE, VERMONT 05672
TEL. 802-253-6664
E-MAIL alan@guazzonidesign.com

Date: 14 AUG 23
Revisions: 5 JAN 24 1 APR 25

THE STOWE COUNTRY HOMES
LAUNDRY ROOM ADDITION ADDENDUM 2

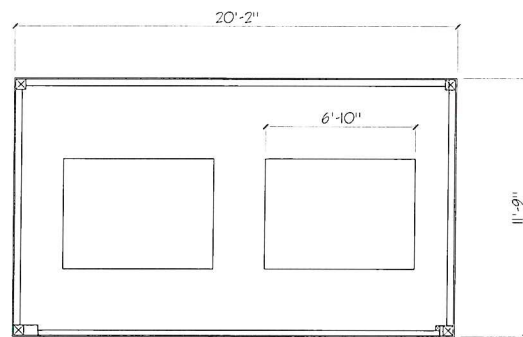
541 SOUTH MAIN STREET
STOWE, VERMONT 05672

AD- 2

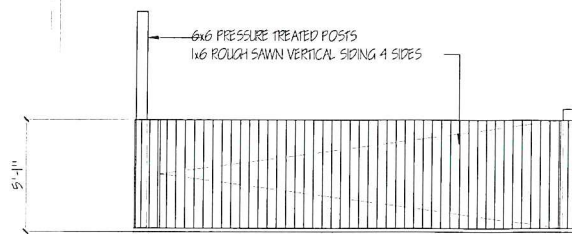


SOUTH ELEVATION

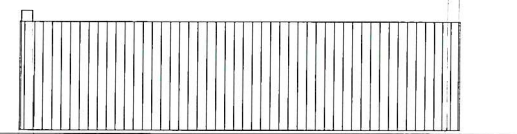
1/4" = 1'-0"



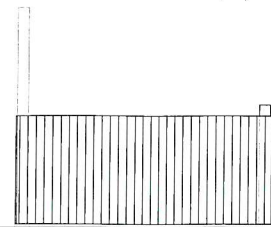
PLAN



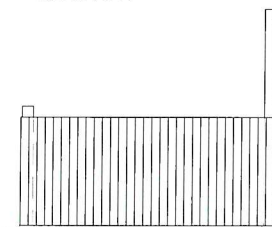
FRONT VIEW



REAR VIEW



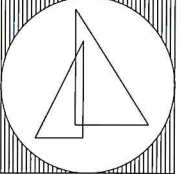
RIGHT SIDE VIEW



LEFT SIDE VIEW

REVISED DUMPSTER

1/4" = 1'-0"



ALAN GUAZZONI DESIGN

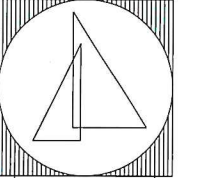
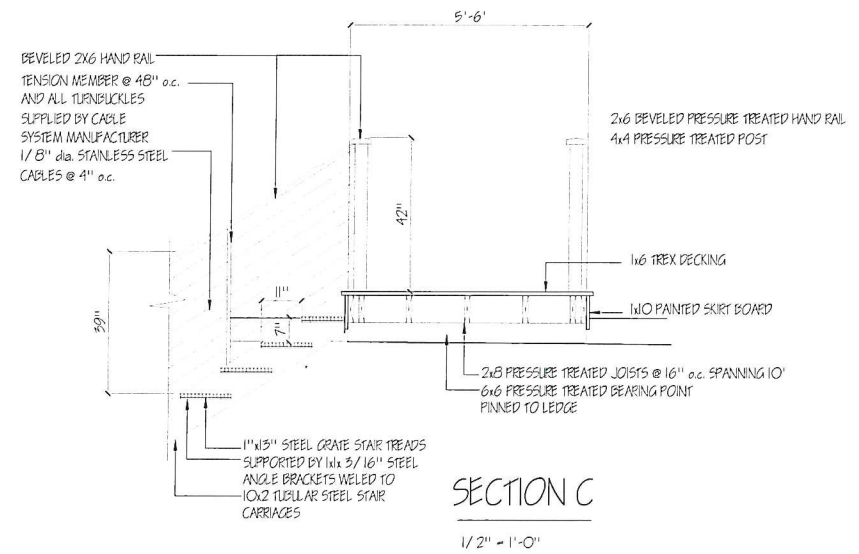
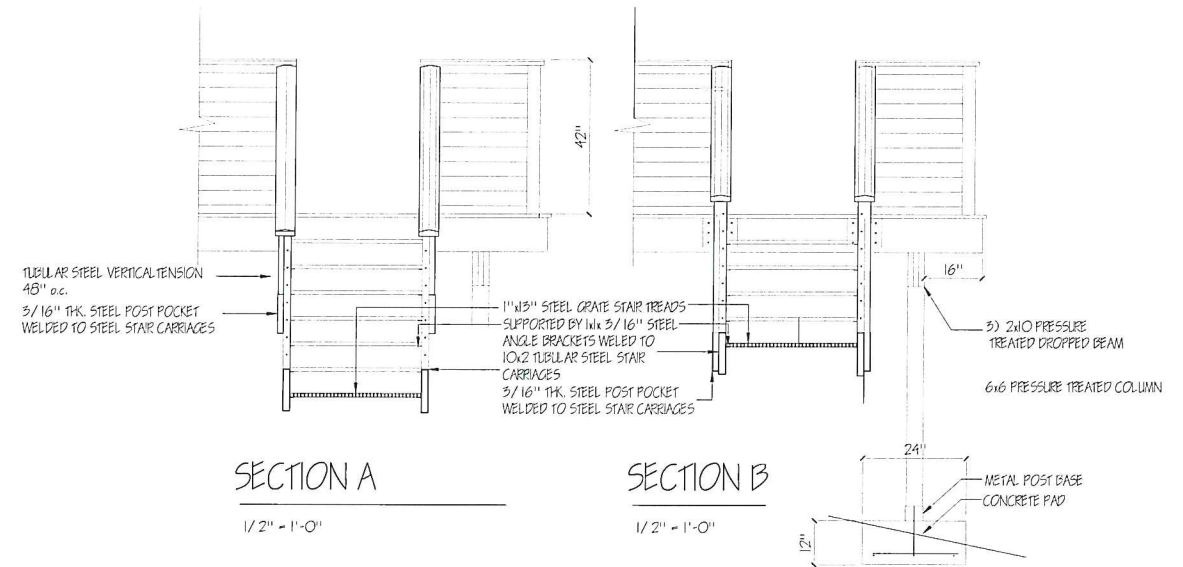
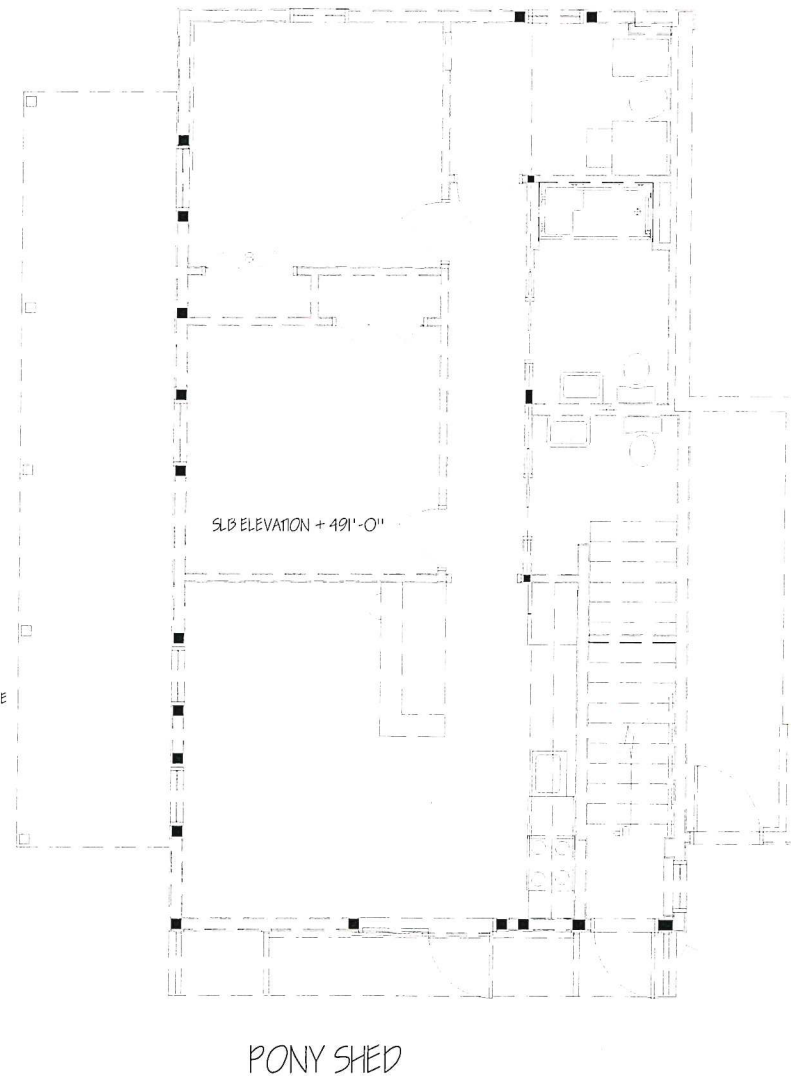
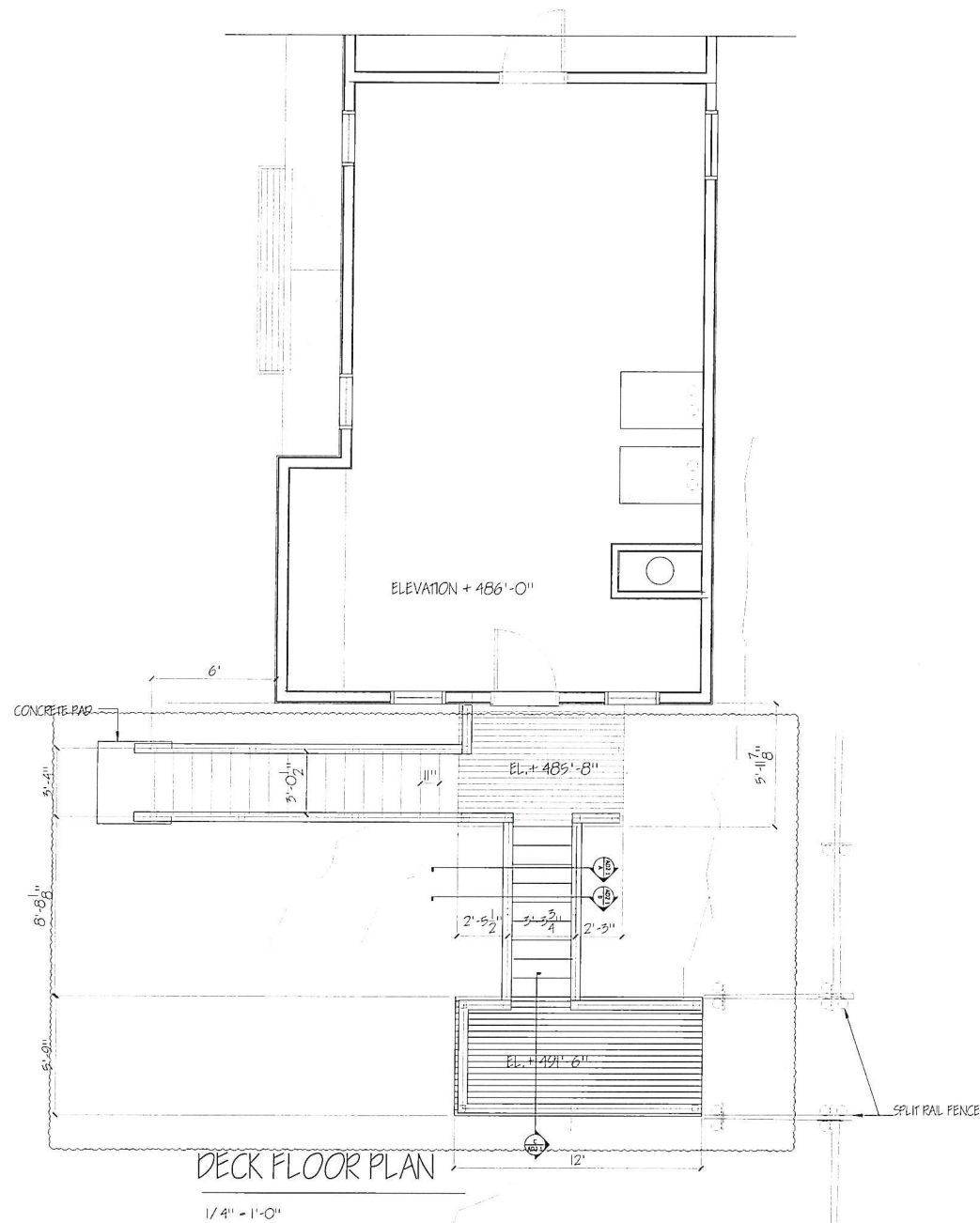
P.O. BOX 1051
STOWE, VERMONT 05672
TEL. 802-253-6664
E-MAIL alan@guazzonidesign.com

Date: 14 AUG 23
Revisions: 5 JAN 24 1 APR 25

THE STOWE COUNTRY HOMES
LAUNDRY ROOM ADDITION ADDENDUM 2

541 SOUTH MAIN STREET
STOWE, VERMONT 05672

AD2-3



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