



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

### **Meeting Minutes – March 18, 2026**

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday March 18, 2026, at approximately 5:15 pm. Participation for this meeting was only available online or telephone via Zoom.

**Members Present:** George Bambara, Barbara Baraw, Tyson Bry, Jennifer Guazzoni, Chris Carey, McKee Macdonald (Chair), and Shapleigh Smith

**Staff Present:** Kyle Hansen

The meeting was called to order by McKee Macdonald (chair) at 5:17pm.

### **Adjustments to the Agenda**

McKee Macdonald requested an adjustment to the printed agenda. He requested to add the following project to the agenda to be reviewed by the HPC, after Project #7769.

Project #: 7791  
Owner: Aaron Fastman  
Tax Parcel: 7A-018.000  
Location: 134 S. Main St. Unit A2  
Project: Replacement Windows, addition of handrails  
Zoning: VC10/SHOD

M. Macdonald stated that he is the applicant on behalf of the property owner, and that he will recuse himself during the review of Project #7791. Since Vice-Chair Sam Scofield was not present at the meeting, George Bambara was chosen to act as chair during this review. The HPC unanimously agreed to approve the adjustment to the agenda as presented.

**Project #: 7769**  
**Owner: 109 Main LLC**  
**Tax Parcel #: 7A-004.000**  
**Location: 321 South Main Street**  
**Project: Exterior Renovation, New Staircase, Related Site Improvements**  
**Zoning: VR40/SHOD**

Property Manager Adam Glick, on behalf of the Applicant and owner, 109 Main LLC, presented the application. Most of the renovation work was completed prior to requesting HPC approval. This is because the applicant believed that since the project included the replacement of old materials with new in-kind materials, that the project would be exempt from requiring a zoning permit and HPC review. Planning & Zoning staff discussed the scope of the project with the property owner in December 2025, who was informed that the new staircase, and other site work including new outdoor lighting, would require a zoning permit and HPC review.

Mr. Glick continued detailing the scope of the project. A tree had fallen onto the old staircase

accessing the dwelling from the south parking area. This warranted landscaping and the construction of a new staircase, to bring the building up to code. The fire inspector who reviewed the staircase listed other improvements and renovations that should be made to the interior of the building to bring it up to code, including egress windows. During this renovation work, the applicant replaced in-kind the vinyl siding and window trim, pressure treated decking, and outdoor lighting. The second story egress window being proposed in this application has not yet been installed.

G. Bambara mentioned his support for the stairs and siding, stating that the building looks better now than it did before. However, the proposed egress window design looks awkward, unbalanced, and stands out from other windows on the second floor. S. Smith agreed, stating that the window could utilize a more historic design and still fit the same size, shape, and location required to bring the building up to code. He suggested the applicant use a divided light window with a simulated horizontal bar design. This will both meet egress requirements and make the building appear more consistent with other residences in the SHOD.

G. Bambara motioned to approve the project nearly as presented, with the substitution of a different second story egress window, matching the design described by S. Smith. The Applicant will provide Planning & Zoning a cut sheet of this window before a permit is issued. S. Smith seconded the motion, which passed unanimously. The project is classified as a minor.

**Project #: 7791**

**Owner: Aaron Fastman**

**Tax Parcel: 7A-018.000**

**Location: 134 S. Main Street Unit A2**

**Project: Replacement Windows, addition of handrails**

**Zoning: VC10/SHOD**

M. Macdonald, as the applicant on behalf of the property owner, recused himself from ruling on this project. Since Vice Chair S. Scofield was not present, G. Bambara was chosen to serve as acting chair during this presentation.

M. Macdonald described the reason for the renovation project, stating that similar to 321 South Main Street, the subject building requires renovation and improvements to bring the dwelling up to state fire safety and building codes. This will require the installation of code compliant railings, wooden graspable grab handles alongside stairs which access the first-floor unit, and code compliant egress windows. The new railing will match the color, shape, and style of existing railings elsewhere on the subject building, and the new wooden grab handle will be the same color and style on the new railing and the existing railing.

S. Smith suggested that the applicant use a simulated divided light egress window similar to what was requested for the project at 321 South Main Street. M. Macdonald agreed to the suggested change in design and will provide Planning & Zoning with an updated window cut sheet prior to the issuance of a zoning permit.

S. Smith motioned to recommend the project as presented, including the substitute egress window design. B. Baraw seconded the motion, which passed unanimously. This project is classified as a minor.

**Other Business:**

**Section 106 Review – 700 Trapp Hill Road**

Staff Kyle Hansen asked the SHPC to review the recently circulated draft formal comment letter prepared after the March 4, 2026, meeting, and to return comments to Planning & Zoning no later than Monday March 23, 2026.

This letter, once reviewed and after all suggested edits are made, will be printed on HPC letterhead to be signed by Chair M. Macdonald. The formal comment letter will then be submitted to the consulting firm overseeing the project.

**Review Meeting Minutes:**

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

Meeting adjourned at 5:34 PM

Respectfully submitted,  
Kyle Hansen, Deputy Zoning Administrator