



Town of Stowe- Historic Preservation Commission

Meeting Minutes – February 4, 2026

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday February 4, 2026, at approximately 5:15 pm. Participation was in person at the Akeley Memorial Building, online or telephone via Zoom.

Members Present: George Bambara, Chris Carey, Jennifer Guazzoni, McKee Macdonald (Chair), and Shapleigh Smith

Staff Present: Sarah McShane (virtual), Kyle Hansen

The meeting was called to order by McKee Macdonald (chair) at 5:18pm.

Project #: 7759

Owner: FHS Holdings LLC c/o Tammy Heaton

Tax Parcel #: 07-255.000

Location: 723 Sylvan Park Road

Project: Window/Door Replacement

Zoning: LVC/SHOD

The Applicant, Dana Tifft, on behalf of the owner FHS Holdings, LLC, presented the proposed exterior renovations. The scope of the project involves replacing the existing siding and door and window trim pieces with the same type, material, and color as currently exists on the subject building. The project also involves replacing an existing door with a window and replacing another existing door with one that will swing outwards, opposed to swinging inwards as currently built.

The Commission expressed support for the project as proposed, and after clarifying the scope of the proposal, no further questions were asked of the applicant.

G. Bambara motioned to approve a recommendation for the project as presented. C. Carey seconded the motion, which passed unanimously. The project is classified as a minor.

Project #: 7752

Owner: Starlight Development Group LLC

Tax Parcel #: 07-057.000

Location: 1091 Pucker Street

Project: Rear Setback Waiver for Deck

Zoning: RR2

Owner and Applicant Debbie Orloff presented the application, including a site plan requested by the HPC during the previous meeting on December 17th. She is requesting a setback reduction waiver under §10.9, Dimensional Waivers for Historic Buildings, for an after-the-fact permit for the rear deck.

The Applicant previously sought HPC approval for exterior renovation work, including the design of the deck, but staff did not realize that a setback waiver would also be required for the project.

The Applicant reiterated their request for a 32-foot rear setback waiver to allow for the construction of a 328-square-foot rear deck. The Applicant provided a site plan showing the as-built deck being located eight (8') feet away from the rear property line, four (4') feet further from the property line than a previously removed deck.

M. Macdonald asked if the siding on the deck had been maintained as previously approved, since the last site photos showed unfinished plywood siding. D. Orloff stated that the siding had been completed per what was previously recommended by the HPC. Members discussed the size of the lot, if the house would conform to the VR20 setbacks, and if the whole lot is unconforming, and if approving this after-the-fact setback waiver request sets a precedent for other similarly sized pre-existing lots along Pucker Street.

M. Macdonald expressed the importance of following the proper process when renovating a historic structure in Stowe, to avoid any need for after-the-fact permitting, or potential denials if the as-built project does not meet the standards set forth in the Stowe Zoning Regulations.

S. Smith motioned to recommend the setback waiver to the DRB. C. Carey seconded the motion, which passed unanimously. This application will be presented to the DRB at their next meeting on February 17th, 2026.

Other Business:

Informal Review - 1976 Mountain Road

Mila Lonetto gave a presentation about the status of the historic structure at 1976 Mountain Road, the Old Rocky River Lodge. The building has been damaged by a fire, and by water after suffering burst pipes, and is not up to any safety code or standards to allow it to be habitable. Similarly, the siding materials are no longer historic in nature, being composed of aluminum siding, metal window frames, plywood, and a corrugated metal roof.

M. Macdonald asked if there are plans to demolish the structure or relocate it. M. Lonetto responded that there were initial plans to tear down and rebuild the structure with historic materials a few additional feet away from the future Route 108/Luce Hill Road intersection to allow for safe and efficient ingress and egress to the subject parcel. This would require a setback waiver. The other option being considered is to complete the same teardown and rebuild process, but locate the structure further within the parcel to comply with all setbacks and allow for additional visibility to and from the west when leaving the access road to the parcel. M. Lonetto further expressed that if this is ultimately proposed, they would plan to erect a memorial at the site of the original structure.

M. Macdonald explained the process of applying to demolish a historic structure, and the documentation that will be required before it may be recommended by the commission. The applicant will need as built drawings and demolition plans alongside detailed photographic documentation of the existing structure.

G. Bambara asked if M. Lonetto would plan to rebuild the structure in the design of the Historic Meetinghouse which preceded the structure's use as the Old Rocky River Lodge. M. Lonetto

provided examples of other historic renovation work of a similar scope that they have worked on. She explained that the goal is to construct the structure with historic materials, which would likely restore the building's appearance similar in nature to its original form, given what photography is available. Furthermore, the reconstruction process would allow for future commercial use that fits the goals and character of the Mountain Road Village District and the Town Plan. The subject parcel is comprised of three lots owned in common, and the back lots have plenty of space for dense housing projects, which in the future would use the same access to the parcel created once the Route 108/ Luce Hill re-alignment project has been completed.

The commission discussed their support for a well-documented and designed project as what was described during the meeting.

Informal Review – Brackenbury Project

Dave Lachtrupp, Brendan O'Reilly, and Paul Rousselle were present to discuss their preliminary plans for the Brackenbury Project, a 22-lot subdivision of small, weather tight single-family dwellings. B. O'Reilly explained what has changed since the project was last seen by the HPC, stating that the plans for the duplexes were removed, and that the proposal moving forward would only comprise of twenty-two (22) single-family dwellings. There are three zones in the provided site plan, each with a unique style of dwelling. Yellow is type A, red is type B, and blue is type C, and each style of dwelling was presented in the preliminary elevation drawings. Each dwelling would also contain at least three (3) bedrooms, and a one (1) car garage.

G. Bambara asked why chimneys were shown on one preliminary elevation plan, but not the others. P. Rousselle answered that chimneys would be shown on later plans, and they are still determining where the flues will be located. C. Carey asked if they plan to create an HOA to manage the properties. D. Lachtrupp answered in the affirmative. J. Guazzoni asked why there is a floor to ceiling window on type A. P. Rousselle answered that the design was such to provide natural lighting for the internal staircase to the second floor. S. Smith asked what the proposed floor area is likely to be for each unit. B. O'Reilly answered that each unit would likely be 2,000 to 2,100 square feet without counting the garage.

D. Lachtrupp asked the commission if they would entertain reducing the internal PUD setbacks for driveways to five (5') feet rather than the ten (10') feet outlined in the Stowe Zoning regulations. This would allow for the driveways to be designed in a manner to provide additional parking and safe access to and from the private garages without sufficient room on each lot to avoid potential impacts with pedestrian and vehicular traffic.

C. Carey asked if the internal access road branching off the main access to the parcel would connect to Thomas Lane. B. O'Reilly answered that the road would dead end at the property line, but there are plans for a pedestrian path to Thomas Lane which would allow residents to bike or walk into the village without the need to travel along Route 100.

The Commission discussed the documents required before a recommendation may be granted. B. O'Reilly explained that the project is exempt from Act250 permitting due to its proximity to the Village Center and that they hope to have a completed application ready for review soon, ideally approved by Summer.

Review Meeting Minutes:

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

Meeting adjourned at 6:18 PM

Respectfully submitted,
Kyle Hansen, Deputy Zoning Administrator