

**Development Application**  
**Town of Stowe Planning & Zoning Department**  
**PO Box 730**  
**Stowe, VT 05672**  
**Telephone: (802) 253-6141**  
**This form serves as an application for all requested zoning and subdivision reviews.**

**Project #** 7704  
(To be assigned)

**Date Received:** 9/10/25

**Property Owner Information**

**Property Owner** John C. Black + Mary S. Black, Trustees

**Mailing Street Address**  
**City, State and Zip** 1588 River Rd

**Telephone Number** **Email**

**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** (owner - John + Mary Black)  
**Company (if any)**

**Mailing Street Address** 1588 River Rd Stowe VT 05672  
**City, State and Zip**

**Phone Number** **Email**

**Property Information & Location**

**Physical Address** 1588 River Rd Stowe

**Tax Map ID** 03-034.000

**Existing Use** Residential **Proposed Use** Residential

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

Replace existing "picture window" on westerly side of house with French Doors, and construct a 20' wide, 12' deep deck outside of those doors.

**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:** Mary S Black  
**Date:**

**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.**

### Construction Information

A site plan showing the proposed development is required if construction is involved.

***The applicant is responsible for determining property lines and setbacks.***

**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? ( <i>not impacted by this project</i> )	Yes <input checked="" type="checkbox"/> No <input 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: <u>3</u>	# Bedrooms: <u>5</u>	# Kitchens: <u>2</u>
New Rooms:	# Bathrooms: <u>0</u>	# Bedrooms: <u>0</u>	# Kitchens: <u>0</u>

***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.) ( <i>240 sq. ft.</i> )	\$0.10	<i>24.00</i>
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	
<b>Fee:</b>		<b>\$</b>
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.)	\$0.25	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$100	
Administrative amendment by Zoning Administrator	\$75.00	
<b>Fee:</b>		<b>\$</b>
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	
<b>Fee:</b>		<b>\$</b>
<b>Signs</b>	\$70.00	
<b>Fee:</b>		<b>\$</b>
<b>Recording Fees /Stowe Land Records (set by state law)</b>		

Additional Recording Fee for decision notice	\$15.00/page	\$
Additional Recording Fee for permit	\$15.00/page	\$
Additional Recording Fee for Mylar	\$25.00/sheet	\$
<b>Total Application Fee Including Recording</b>		<b>\$</b>

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/](http://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.**

<b>OFFICE USE ONLY</b>							
Date Received _____	<table border="1"> <tr> <td>Permit Fee</td> <td>\$</td> </tr> <tr> <td>Recording Fee</td> <td>\$</td> </tr> <tr> <td><b>TOTAL FEE</b></td> <td><b>\$</b></td> </tr> </table>	Permit Fee	\$	Recording Fee	\$	<b>TOTAL FEE</b>	<b>\$</b>
Permit Fee	\$						
Recording Fee	\$						
<b>TOTAL FEE</b>	<b>\$</b>						
Zoning District _____							
Overlay District _____							
Approved Date _____	<input type="checkbox"/> Check # _____ <input type="checkbox"/> Cash						
Effective Date _____							
Expiration Date _____							
Denied Date _____	Referred _____						
Reason _____	Hearing Date _____						
<b>Comments/Conditions</b> _____ _____ _____ _____ _____ _____							
_____ <b>Zoning Administrator</b>	_____ <b>Date</b>						
For assistance, please contact the Planning & Zoning Department of 253-6141 or by email at <a href="mailto:PandZ@stowevt.gov">PandZ@stowevt.gov</a>							

*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.*

TOWN OF STOWE	
Historic Overlay District & Historic Building Application Checklist	
The following information is required for all applications subject to review under Section 10.	
Submitted	
	Completed Development Application Form
	Application Fee- See Fee Schedule (Effective 7/1/2015)
	Project Narrative – This must include the existing or intended use of all buildings on the lot, as well as a detailed list and description of all proposed alterations.
	Dimensional Information- Required district setbacks shall be clearly depicted on the site plan. The Applicant must also provide a density calculation (if applicable) and existing and proposed building coverage.
	Floor Plans -Floor plans shall include all floors of the structure and shall be of sufficient detail to allow the Zoning Administrator or DRB to determine if an application, as proposed, will fully comply with the Regulations.
	Current color photographs showing the site and affected structures, all sides, neighboring structures and relevant details.
	A description of all materials to be used on the exterior of any building.
	Manufacturer cut sheets for all lighting fixtures including bulb type, wattage, lumens, and direction of light.
	Manufacturer cut sheets for all window and door replacements. Replacement windows must be simulated divided lites (SDL) or true divided lites (TDL) only, mullions between the glass are unacceptable.
	Historic building inventory information.
	<p>Building Elevations- Building elevations shall be of all sides of the structure and clearly mark the height of the structure. Building elevations must be drawn to scale of no less than 1/4" = 1'0" and include the following:</p> <ol style="list-style-type: none"> <li>Facades, materials, type of siding, roofing, and shingles; Natural materials are preferred- aluminum and vinyl imitation clapboard is discouraged;</li> <li>Existing features and proposed alterations;</li> <li>Entrances, stairways, and ramps;</li> <li>All significant external building elements, including but not limited to walls, windows, doorways; Windows shall depict the proposed mullion /lite pattern; Doors shall depict the material, glazing, and paneling;</li> <li>The location of all exterior lighting;</li> <li>The location of all HVAC equipment, chimneys, vents larger than bathroom or laundry (4"), and any other mechanical equipment;</li> <li>Elevations shall have details drawn to scale.</li> <li>Architectural details such as railings, trim, and molding; Details including roof eaves, soffits and gables, building corners, window and door trim. Railings and porch trim shall be depicted with large scale (1" =1'-0" or greater); Option: If trim details from an existing structure are to be used for an addition or a rebuilt structure then dimensioned photographs of the existing details shall be provided as examples.</li> <li>Trim checklist: <ol style="list-style-type: none"> <li>Frieze, fascia and shadow board (extra fascia wrap) sizes.</li> <li>Soffit overhang dimensions and materials.</li> <li>Flat soffit corner return details.</li> <li>Window trim sizes and materials (i.e., 1x, 5/4 x, etc.)</li> <li>Porch post and beam trim materials and sizes (bases, caps, etc.)</li> <li>Siding materials, sizes and exposures.</li> <li>Decking materials and sizes.</li> </ol> </li> </ol>
	<p>Site Plan drawn in an appropriate scale on paper not smaller than 18" X 24" showing boundaries of the property and including the following:</p> <ol style="list-style-type: none"> <li>Locator map of an appropriate scale showing the relation of the property boundaries and road frontage to at least two (2) intersecting roads in the vicinity.</li> <li>Name of project, name and address of property owner.</li> <li>Names of adjoining property owner(s).</li> <li>Name of firm preparing plan, scale, north point and date of preparation.</li> <li>Existing features including lot area, structures, streets, driveways, waterways, wetlands, easements, rights-of-way, land use and deed restrictions, parking spaces and landscaping features.</li> <li>Proposed features including structures, streets, driveways, traffic circulation, parking areas, loading areas, pedestrian walks, fences and walls, water supply, sewage disposal area and lighting locations.</li> </ol> <p>Site plans must be drawn to scale, with a scale appropriate to show the necessary details for review. At a minimum, site plans must show the dimensions of the lot to be built on, location of the building and/or accessory building to be erected, altered, extended or moved and a surveyor's plot plan of the property, if available. The application should further include the location of all streams and wetlands, construction-related soil erosion measures and permanent stormwater control measures.</p>
	Demolition – If your project involves the demolition, or partial demolition of a building, you must include supporting information addressing one or more standards in Section 10.7(2).
	Additional information as deemed necessary by the Historic Preservation Commission.

John & Mary Black

1588 River Road

### Project Narrative:

We own the former F.E. Smith House in Moscow, constructed aprx. 1900. It is our primary residence, and has an attached ADU which is rented to a long-term tenant. There is an historic barn (used for storage) and a small greenhouse up in the field behind the barn.

We want to replace the 1960's – 1970's picture window on the westerly side of the house with a more energy efficient set of Trex brand French doors, and construct a 12' deep x 20' wide deck (no roof) in that location. The window is not suited to the historic nature of the house, is not energy efficient, and the frame is rotted. The doors and trim will be white, and will match the style of trim on the other windows. (The interior trim will be constructed from extra material we had custom milled last year to match the original interior window and door frames when we had windows replaced.)

We plan to use Trex decking in a light, neutral color for the deck, and white Trex material for the railing. The railing will have traditional (composit) square posts and ballisters, and a flat "cocktail rail" style top rail (similar to the top rail on the existing historic covered porch.) There will be one set of steps off the side of deck by the chimney, with code compliant handrails. We plan one Dark Sky Compliant light fixture by the doors.

This project will be visible when heading easterly on Moscow Road, and from both 539 and 515 Moscow Road (the store and the barn), but is not visible from River Road. I plan to dig out and divide the large existing hydrangea bush currently in that location prior to construction, and to replant it as landscaping in front of and along the sides of the new deck, which will somewhat screen the deck from the views described above, which locations are downhill from the house.

LIST OF ABUTTERS:

Anne D. Lusk

18 Hart Street

Brookline, MA. 02445

Donna D. Adams, Trustee

P.O. Box 241

Moscow, VT. 05662

487 Moscow Road, LLC

and

539 Moscow Road, LLC

85 Smith Falls Lane

Stowe, VT. 05672

515 Moscow Road, LLC

515 Moscow Road

Stowe, VT. 05672

Stowe Electric – PO Box 190 – Stowe VT. 05672 (Not technically an abutter, but their water source is on our land.)

M. Sheehey, Trustee of the Christopherson – Sheehey Trust

522 Moscow Road

Stowe, VT. 05672

Donna Carpenter Marital Trust

180 Queen City Park Road

Burlington, VT. 05401



Donna Carpenter ~~Donna Carpenter~~  
Hospital Trust Rd  
180 Queen City VT 05401  
Burlington

Anne D. Lusk  
18 Hobart St.  
Brookline, MA 02445

Christopherson-Sinclair Trust  
550 Moscow Rd  
Spore 05612

Black  
1588 River Rd.

RIVER ROAD

MOSCOW ROAD

539 Moscow LLC 3-30

515 Moscow LLC 3-31

487 Moscow LLC 3-32

Cyrene Electric  
Rt 100 3-29

515 Moscow LLC 3-31

85 Smith Falls Ln 3-32

Donna Adams  
Barre VT 05662  
Moscow Rd

(Annelusk)



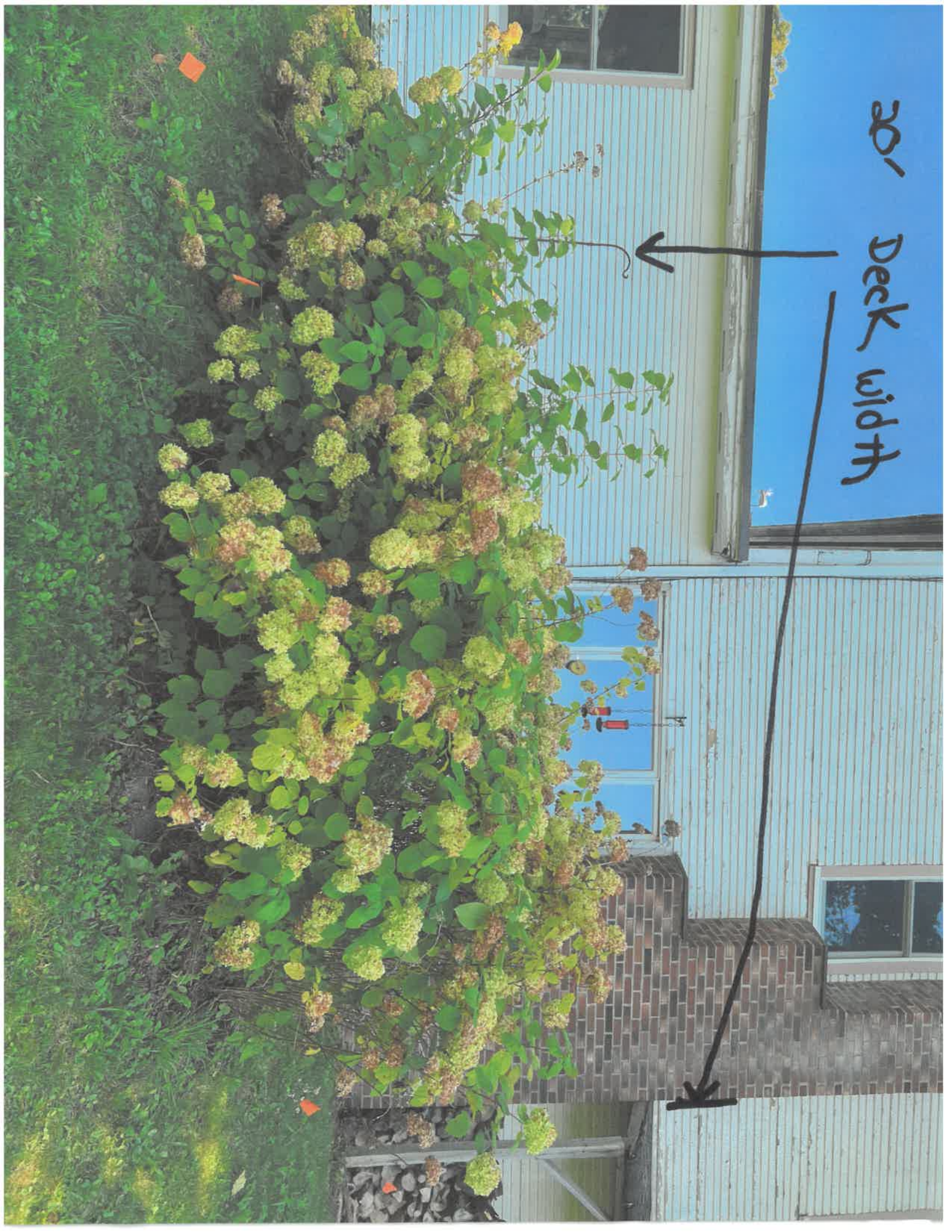
Deck here →

RIVER RD

MOSCOW RD



20' Deck width











DECKING:  
Trex Transcend  
in Spiced Rum (SR)  
RAILING:  
Trex Transcend  
in Vintage Lantern  
(VL) and Classic  
White (WT)

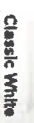
# Trex Transcend®

COMPOSITE RAILING

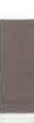
Timeless design you  
can trust—and tailor



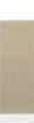
Charcoal Black



Classic White



Vintage Lantern

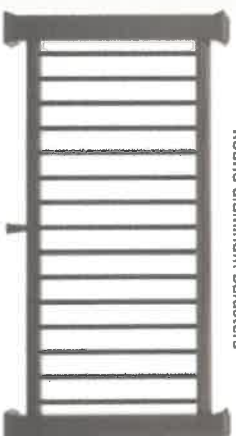


Rope Swing

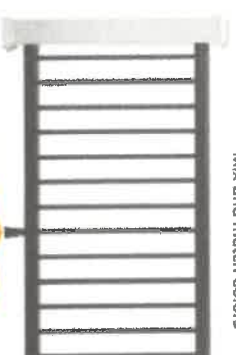
## Mix and match or choose a railing kit

No other railing line offers the freedom to mix and match infill and rails like Trex Transcend. Transcend railing puts every color combination within reach. Get style-specific or eliminate the guesswork with pre-designed kits.

Round aluminum balusters



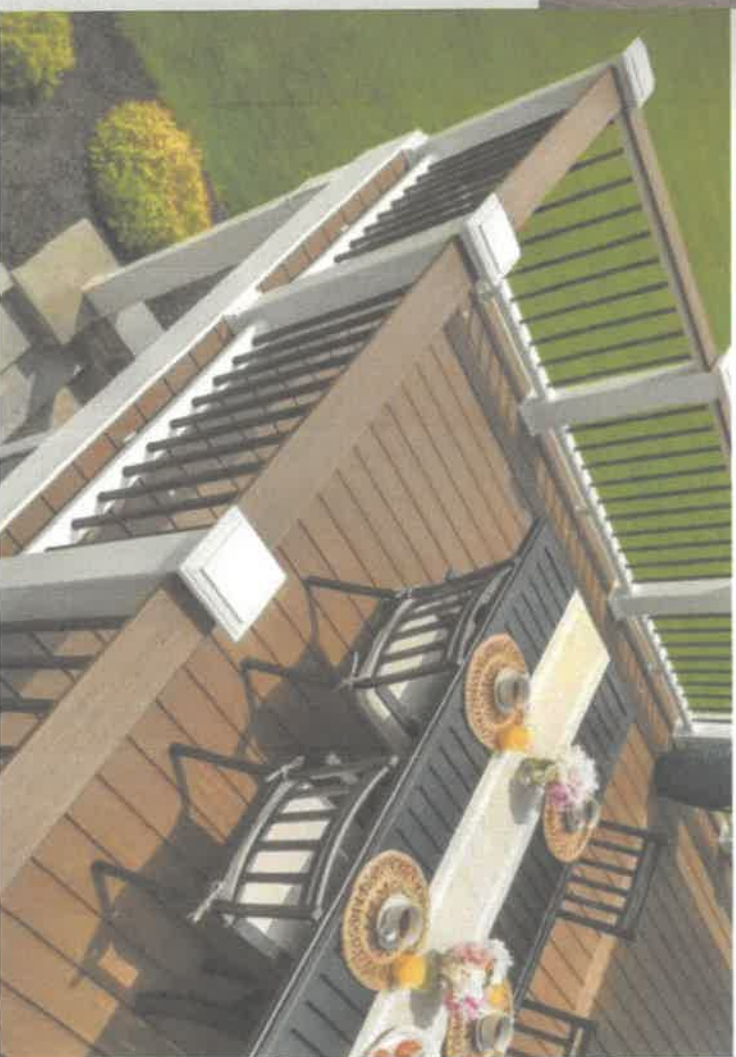
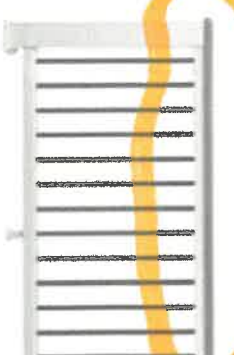
Mix and match colors



Square composite balusters



Cocktail rail



Andersen.  
ARCHITECTURAL  
COLLECTION



A-SERIES  
WINDOWS & DOORS



## Frenchwood® Hinged Patio Doors

Andersen® A-Series Frenchwood hinged patio doors are available in outswing and inswing styles. Outswing patio doors give you more usable space inside your home by opening out, while inswing patio doors open to the inside, saving space on balconies, patios and decks. They're available with all of our energy-efficient glass options, and their exteriors are virtually maintenance-free.

With so many options to choose from, start designing yours today.



### DURABLE

- Virtually maintenance-free
- Exterior finish never needs painting and won't flake, rot, blister, peel or corrode\*
- Exteriors are protected by fiberglass for long-lasting\* performance

### ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many A-Series patio doors have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

### BEAUTIFUL

- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

\*ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.



## OPTIONS &amp; ACCESSORIES

- Variety of energy-efficient glass options
- Patterned glass options
- Exclusive art glass designs that are placed between glass panels
- Available with Stormwatch® protection for coastal areas
- Variety of grille styles and sizes
- Wide variety of hardware styles and finishes
- Exterior trim options

## HARDWARE FINISHES



## EXTERIOR COLORS

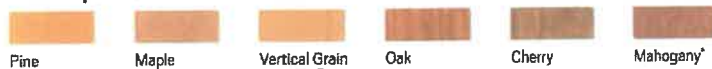


## TRIM STYLE OPTIONS



## INTERIOR OPTIONS

## Wood Species

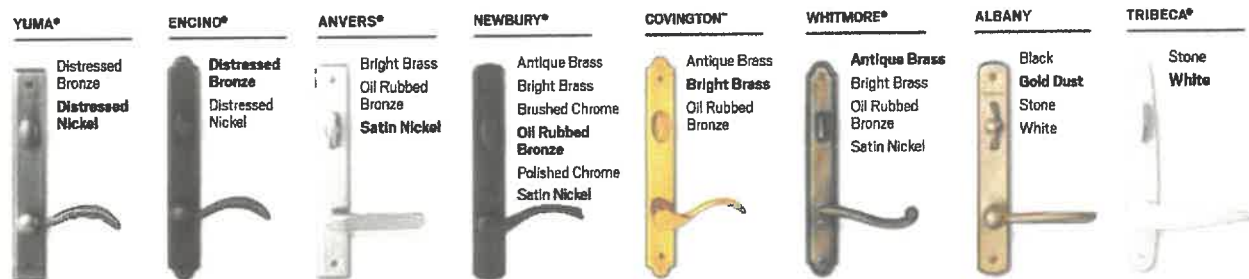


## Interior Finishes &amp; Painted Options

Shown on Pine. Available on Pine, Maple and Oak only.



## HARDWARE STYLES



\*Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics of American mahoganies.

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

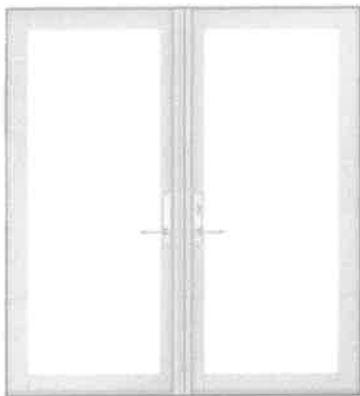
\*Andersen® and all other marks where denoted are trademarks of Andersen Corporation.  
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WINDOWS • DOORS  
**Andersen.**

For more information, visit [andersenwindows.com/a-series](http://andersenwindows.com/a-series)

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit [andersenwindows.com](http://andersenwindows.com).

# A-SERIES HINGED PATIO DOOR



Interior



Exterior

## Summary

<b>Product ID#</b>	FWHID/FWHICD64611
<b>Unit Width</b>	75 1/4"
<b>Unit Height</b>	82 3/8"
<b>Panel Style</b>	Contemporary
<b>Bottom Rail Height</b>	8"
<b>Interior Color</b>	Maple
<b>Interior Stain</b>	White
<b>Glass</b>	Triple-Pane Glass
<b>Hardware</b>	Albany, White
<b>Blinds Between Glass</b>	None
<b>Grille Pattern</b>	None

**Exterior Door Color**

White

**Exterior Trim Profile**

4.5" Flat w/ Extended Top

**Exterior Trim Color**

White

;



# Minka Kirkham 8 1/2" Wide Dark Sky Outdoor Wall Light

51 Reviews

[The Great Outdoors by Minka Lavery KIRKHAM Collection](#)

\$99.00

Pay in 4 interest-free payments of \$24.75 with [PayPal](#). [Learn more](#)

Free Shipping & Free Returns\* | [Price Matching Policy](#)

In Stock - [Ships In 1 to 2 Days](#)

1

ADD TO CART

♡ SAVE



Warmly styled outdoor wall light is Dark Sky regulation approved for full cut-off.

## Product Details





- 8 1/2" wide x 6" high. Extends 10 1/2" from the wall.
- Uses one maximum 60 watt standard-medium base A15 bulb (not included).
- From Minka Lavery's Kirkham lighting collection.
- Hammered aspen bronze finish. Aluminum construction.
- Wet location outdoor rated. Can also be used indoors. Dark Sky friendly. Dark Sky regulations vary by region, so please check with your local municipality for requirements

Light the night, but not the night sky, with this Dark Sky regulation approved wall light. A bent arm extends the light housing away from the wall and directs light downward. Rated for full cut-off, the design features a warm hammered aspen bronze finish. Dark Sky friendly. Dark Sky regulations vary by region, so please check with your local municipality for requirements.

MINKA  
LAVERY

[Shop all Minka Lavery](#)

Check size & position before you buy! [Printable Life-Size Image](#)

Product Attributes

Finish	Bronze
Style	Farmhouse
Brand	Minka Lavery

Technical Specifications

Height	6.00 inches
Width	8.50 inches
Weight	.90 pounds
Max Wattage	60 watts

Product Documents

- [Installation Instructions for Minka Kirkham 8 1/2" Wide Dark Sky Outdoor Wall Light](#)

## Stowe, VT - Property Database - Detail Result

Last Updated: July 26, 2024 | Official copies of data must be obtained at the Stowe Office.

Powered by  
www.nemrc.com

### Owner Information

Parcel 08043  
Owner BLACK JOHN C TRUSTEE  
1588 RIVER RD  
STOWE, VT 05672  
Location 1588 RIVER RD  
Tax Map # 03-034.000  
Descr 2.25 AC & DWL

### Parcel Information

NBHD 10 SPAN 621-195-10297  
Acres 2.25 Status A - Active

### Sales Information

Book 1186 Sale Date 2022-12-05  
Page 163 Sale Price

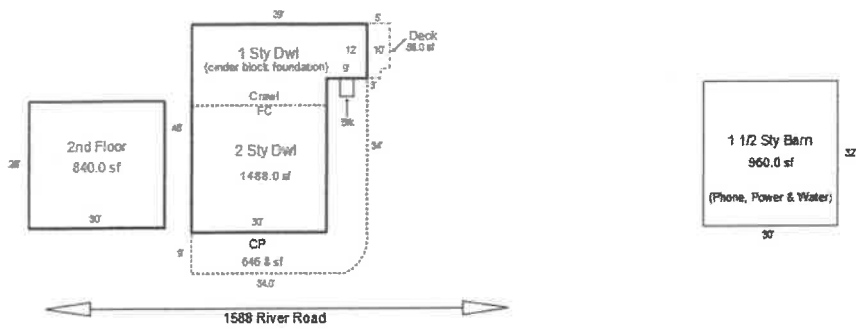
### Parcel Value Information

Land Value 335,000 Homestead 694,200  
Dwelling Value 375,100 Housesite 689,200  
Site Imprmnt 55,000  
Outbuildings 4,100  
Total 769,200



BUILDING	Total Rooms	10	Year Built	1900	Building SF	2328.00	Energy Adj	Average	
	Bedrooms	5	Effect Age		Quality	4.00	Bsmt Wall	Stone	Condition
	Full Baths	3	Condition	Fair/Avg	Style	2 Story	Bsmt SF	840	Fireplaces 1
	3/4 Baths		Phys Depr	35	Design	Two Story	Bsmt Fin		Porch 703
	Half Baths		Funct Depr		Bldg Type	Single	Bsmt Fin SF		Gar/Shed
	Kitchens	2	Econ Depr						
	Notes	Apartment is 2 rooms, 1 bedroom and 1 bath. Residence shows deferred maintenance, added 5% extra physical depreciation. 2024: Dwelling shows more wear and tear than average. Only recent improvements include new mebrane roof and boiler.							
LAND	Land	1	Area	2.00	Grade	1.10	Frontage		Depth
LAND	Land	5	Area	0.25	Grade	0.80	Frontage		Depth

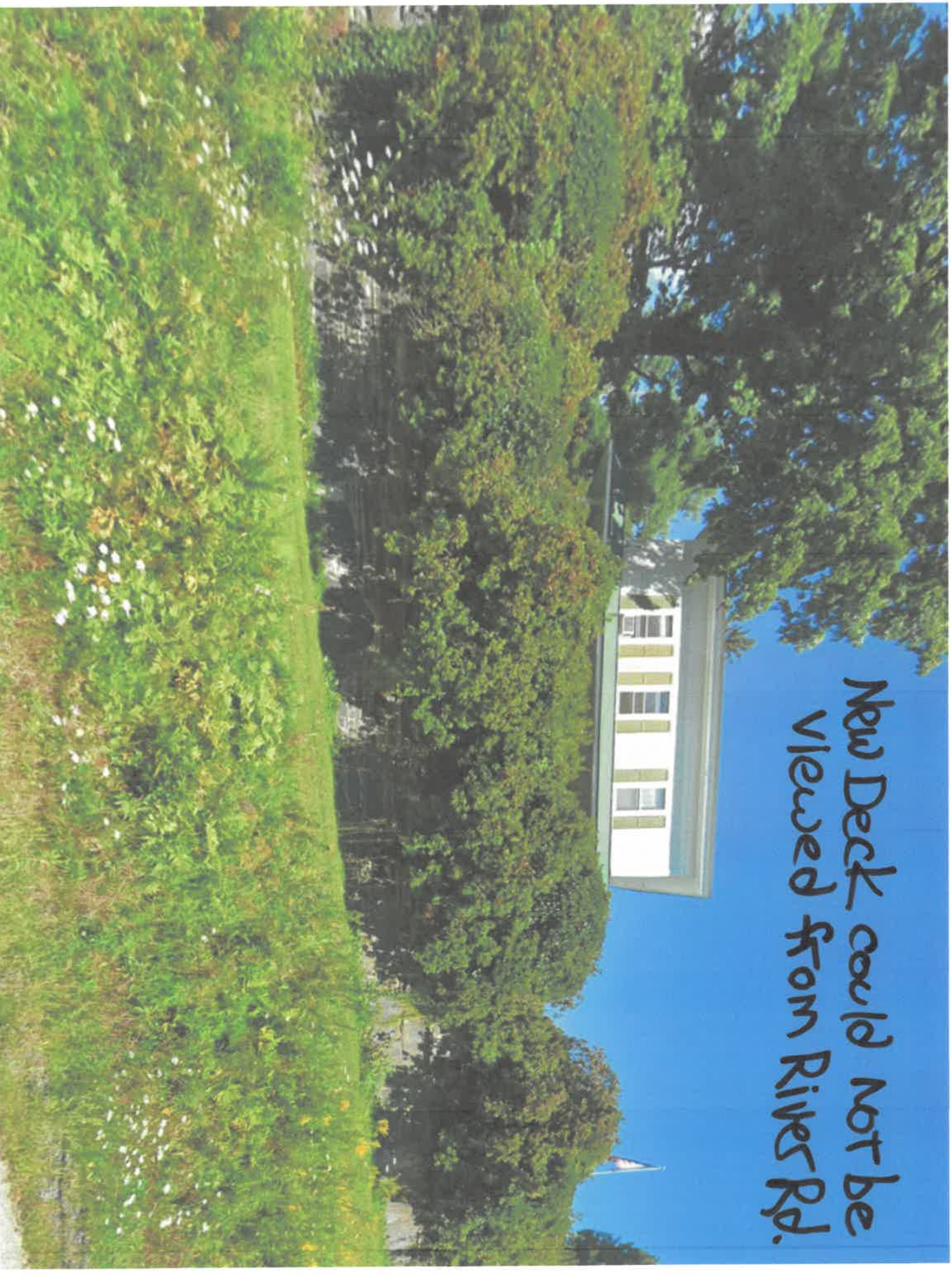
### Sketch







New Deck could not be  
viewed from River Rd.













Tools...



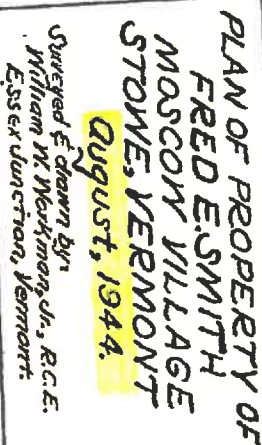
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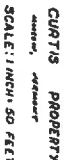
1:5000

MOSCOW RD

RIVER RD













View from → 517 Moscow Rd - Google Maps

Deck not visible from  
Rivers Road













