



Town of Stowe- Historic Preservation Commission

Meeting Minutes – February 5, 2025

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday February 5, 2025, 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, Jennifer Guazzoni and Cindy McKechnie.

Staff Present: Ryan Morrison

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

Project #: 7539

Owner: The Community Church

Tax Parcel #: 7A-051.000

Location: 137 Main Street

Project: Exterior alterations to church, rear staircase replacement to include roof, 2 heat pump units, exterior fan for kitchen, replacement windows

Zoning: VC10/SHOD

Doug Viehmann was present and presented the plans. The project involves replacing the rear fire escape stairs with new covered stairs, installing an exterior exhaust fan at the building's rear for the kitchen, installing three exterior heat pump condenser units, and replacing/repairing existing windows as needed. The condenser unit screening will be like that of a picket fence, with shed roofing and will locate entirely below the belt course. The exhaust fan will be galvanized steel which cannot be painted. Over time, the steel will lose its gleam and obtain a more matte look. The railings on the stairs will be painted white metal; a woven mesh product will locate within the railings and painted white. The HPC asked about there being shutters on the windows for both sides of the building. Mr. Viehmann responded that they intend to repair or replace the existing shutters on the west elevation. If funding allows, they may install matching shutters on the east elevation as well. R. Morrison stated that, in accordance with Section 10.4(2), the church is exempt from review of items like windows and shutters. B. Baraw asked if they were planning to replace the ramp at the rear. Mr. Viehmann responded that they are not because it is in good shape. The HPC asked if there were going to be any new exterior lights. Mr. Viehmann responded that there will be no new exterior lights installed, but they intend to re-orient existing lights so that they do not shine off-site. In the northwest corner of the parking lot, there is one parking lot light that is no longer needed due to the lighting next door which provides ample illumination for the church's parking area. This light is proposed to be removed. T. Bry made a motion, seconded by S. Scofield, to approve the application as presented. The motion passed unanimously. The project is classified as a minor.

Project #: 7495

Owner: Union Bank

Tax Parcel #: 7A-151.000

Location: 47 Park St

Project: Revise exterior lighting fixtures Demolition of existing Union Bank and Xpress buildings.

Construction of new mixed-use buildings with underground parking.

Zoning: VC10/SHOD

Tyler Mumley presented the application. This is for previously reviewed project #7495 which is currently under review by the Development Review Board (DRB). The applicant proposes different exterior light fixtures than what was originally reviewed by the HPC. The new lights include wall mounted, recessed and pole mounted fixtures. The wall mounted fixtures will be 'gooseneck' style and will locate on either side of retail unit doors. These fixtures will have a diameter of 20". Recessed lighting will locate at covered entrances. One pole light will locate along the north property line, adjacent to the parking area. Additional parking lot lighting will be via additional wall mounted fixtures on two walls closest to the parking area. T. Bry made a motion, seconded by Cindy McKechnie, to approve the revisions as presented. The motion passed unanimously. The project is classified as a major and is already under public hearing review by the DRB.

Project #: 7542

Owner: Peter Livaditis / Maple Corner Investments LLC

Tax Parcel #: 7A-029.000

Location: 48 South Main Street

Project: Demolish existing building and construct a mixed-use building with covered at-grade parking

Zoning: VC10/SHOD

Andrew Volansky, Kelley Osgood, Peter Livaditis, Ian Ambler, and John Grenier presented the application. The project is to demolish the existing structure at 48 South Main Street and construct a new, three-story mixed-use building, with covered at grade parking. In addition, the applicant seeks height and setback waivers. This project has been presented to the HPC as an informal review three different times: October 2, November 20, and December 4, 2024.

The applicants presented an engineer's assessment of the existing structure that highlights several structural deficiencies throughout the structure. The assessment concludes that demolition, rather than restoration, is the most reasonable option given the amount of work/repairs necessary to restore the structure.

The proposed building includes mercantile space on the ground floor, mercantile space and one apartment on the second floor, and an apartment on the third floor. Rooftop mechanical units are proposed and will be centered on the roof to aid in screening. Additionally, the roof will include a cupola. Covered at grade parking is proposed on the west side of the structure. The applicant requests a height waiver for a 35-ft building height. Setback waiver requests include a waiver from the side yard (west) property line for the covered parking and from the front yard (south) property line for the covered parking and the main entry. The applicant is requesting to balance the existing nonconforming footprint setback from the rear yard (north) property line to accommodate the new building.

The building includes a mix of brick and stained wood (clapboard or similar) siding likely with a 4" reveal. Additional detail includes painted wood and/or composite trim, aluminum clad windows with muntins, a tube steel framed roof canopy at the third floor apartment level with wire mesh railings and steel plate frames.

The applicant commented that the main changes from the last informal review include more brick siding and an increase in size for the cupola.

The applicant noted that light fixtures will be wall mounted except for ceiling mounted, down-hanging fixtures. The fixtures proposed are 'dark sky compliant'. The intent is to maintain

consistency with lighting along Main Street, into the property and into the rear property.

J. Guazzoni asked why the cupola is needed. The applicant responded that it is to provide for rooftop access and sunlight into the building. The cupola is less than 10% of the rooftop area, and as a result is exempt from height restrictions.

After prompts by the HPC, the applicant will return to a later HPC meeting to present color options for the building.

Other Business: Discussion: Potentially apply for a CLG grant to update the Historic Sites Survey/Architectural Resource Inventory: A brief discussion occurred about how to move forward with this. R. Morrison informed the HPC that additional time will be needed to assess how to proceed with the grant process. Staff will provide a description of the necessary path in moving forward with the grant at a later meeting.

Review Meeting Minutes:

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

The meeting adjourned at approximately 7:20 PM.

Respectfully submitted,
Ryan Morrison, Deputy Zoning Administrator