



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

### **Meeting Minutes – March 19, 2025**

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday March 19, 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, George Bambara, and Jennifer Guazzoni.

**Staff Present:** Ryan Morrison

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

**Project #: 7563**

**Owner: Caleb Hudak & Kelly Sarsen Hudak**

**Tax Parcel #: 11-098.000**

**Location: 4612 Mountain Road**

**Project: Addition of dormer on rear elevation**

**Zoning: UMR**

The Applicant was not present and the application was not reviewed. The application will be placed on the next available HPC meeting agenda.

**Project #: 7564**

**Owner: 354 South Main Street, LLC**

**Tax Parcel #: 7A-002.010**

**Location: 354 South Main St**

**Project: Demolish the existing commercial building and construct a new 39-unit multifamily residential building with associated site improvements**

**Zoning: VC10/SHOD**

Applicants Hannah Wingate, Kelley DesRoches, and Nick & Tiffany Donza were all present. Ms. Wingate presented the application, detailing the proposal. The proposal will see the existing commercial building, which was damaged by a substantial fire last year, demolished and a new 39-unit multifamily residential constructed. The existing building lost its structural integrity as a result of the fire, particularly the steel framing. McKee Macdonald commented that the application packet lacks a structural engineer's report, which is necessary to complete the application packet. He continued that a new application would have to be filed to submit the report. Staff commented that a separate application is not necessary and an engineer's report could simply be added to the current application packet. Mr. Macdonald also added that all buildings within the historic overlay district are considered historic structures, in terms of permit review requirements. Staff added that while a structure may not be considered a contributing historic structure, if it lies within the Historic District, it is subject to the review criteria of Section 10 of the Stowe Zoning Regulations.

George Bambara asked if there were any waivers being sought. Ms. Wingate responded that a height waiver is being requested as the top of the building will be 34.33 ft above grade. Barbara Baraw asked what the gray hatched area on the site plan is, and what the transformer will look like. Ms. Wingate responded that the gray hatched area is existing gravel area which will be converted to lawn space, and the transformer will be a big green metal box that will be screened with landscaping. Ms. Wingate continued to say that there will be no rooftop mechanical units, that the

underground parking will be mechanically ventilated. Kelley DesRoches commented that the ventilation will be located within a window well that has a grate top.

The applicant commented that the Base Flood Elevation is 687 ft. The first-floor elevation of the garage in the proposed building will be built at an elevation of 689 ft.

Ms. Baraw asked about exterior vents. Ms. DesRoches responded that there will be 4" vents for laundry machines in each unit. The vents will be painted to match the exterior walls. Mr. Bambara asked if there will be an elevator in the building. Ms. Wingate responded that there will be one, within the same space as the central stair tower.

Ms. Wingate offered the additional information: the parking garage will be steel framed while the rest of the building will be wood framed.

Chris Carey commented that the proposed building doesn't reflect any other buildings in the area.

Tyson Bry commented that ideally the building would have more sloped roof, and Shap Smith commented that there should be additional trim details.

Ms. DesRoches handed out additional elevation drawings – one sheet containing three iterations of the building. Most of the HPC noted that they liked the middle drawing best.

Additional feedback provided by the HPC included: the heating louvres look unattractive and the applicant should look into a new way to hold air conditioning and mechanical units. Mr. Bry stated that he would rather see rooftop mechanical units installed.

Ms. Wingate answered a few additional questions confirming that the elevator goes down to the garage and that the building will be sprinklered.

Mr. Macdonald recommended that the applicant come back with both the structural engineer's report and revised plans. Otherwise they'll end up needing more than, at a minimum, one meeting.

The applicant plans to return to the HPC when revised plans and the structural engineer's report are complete.

**Other Business:**

None.

**Review Meeting Minutes:**

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

The meeting adjourned at approximately 6:25 PM.

Respectfully submitted,  
Ryan Morrison, Deputy Zoning Administrator