



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 #
(To be assigned)

Date Received:

Property Owner Information

Property Owner: 109 Main LLC

Mailing Street Address
City, State and Zip

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
Company (if any)

Mailing Street Address
City, State and Zip

Phone Number | Email

Property Information & Location

Physical Address: 109 Main Street

Tax Map ID: 7A-046.000

Existing Use: Commercial - Food/Beverage | Proposed Use: Same

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

Replacement of the existing porch/deck at the Public House. Work includes new chamfered columns, new composite decking, new code compliant guardrail and railings and new steps. Existing roof to remain. No change to existing footprint.

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: 
Date: 4/20/26

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 1/2 acre of land be graded or disturbed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will the development create an additional 1/2 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?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is an Act 250 permit or amendment required?	Yes <input type="checkbox"/> No <input 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: N/A	# Bathrooms: N/A	# Bedrooms: N/A	# Kitchens: N/A
New Rooms: N/A	# Bathrooms: N/A	# Bedrooms: N/A	# Kitchens: N/A

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)	\$0.36	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	\$0.12	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$72.00	
Minimum application fee for Single & Two-Family Dwellings/Permitted Uses	\$72.00	
Fee:		\$
Zoning Permit Fees - Conditional Uses (Commercial & Multi-Family Uses)	Fee/Sq. Ft.	Fee Required
Enclosed building spaces per sq. ft (heated & unheated)	\$0.48	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	\$0.30	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$120	
Administrative amendment by Zoning Administrator	\$90.00	
Fee:		\$
Development Review & Public Hearing Fees	Fee/Sq. Ft.	Fee Required
Appeal of Action of Zoning Administrator	\$300.00	
Variance or Dimensional Waiver	\$300.00	
Conditional Use Review	\$300.00	
Ridgeline & Hillside Overlay District (RHOD) Review	\$300.00	
Design Review (Single-Family & Two-Family Dwelling)	\$72.00	
Design Review (All other uses except Single-Family & Two-Family Dwelling)	\$300.00	
Subdivision Review (includes PRD's & PUD's)		
Preliminary Layout Application (base fee)	\$300.00	
Preliminary Layout (fee per unit or lot if equal to and/or more than 5 lots/units)	\$330.00	
Final Plat Application (base fee)	\$300.00	
Final Plat Application (additional fee per unit or lot if preliminary layout was not required)	\$180.00	
Minimal Alteration reviewed by Zoning Administrator	\$120.00	
Other subdivision applications/amendments requiring DRB approval	\$300.00	
Fee:		\$
Signs		
	84.00	
Fee:		\$
Recording Fees /Stowe Land Records (set by state law)		

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	\$
Total Application Fee Including Recording		\$ 135

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.townofstovevt.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.

OFFICE USE ONLY

Date Received _____
 Zoning District _____
 Overlay District _____
 Approved Date _____
 Effective Date _____
 Expiration Date _____

Permit Fee	\$
Recording Fee	\$
TOTAL FEE	\$

Check # Cash

Denied Date _____
 Reason _____

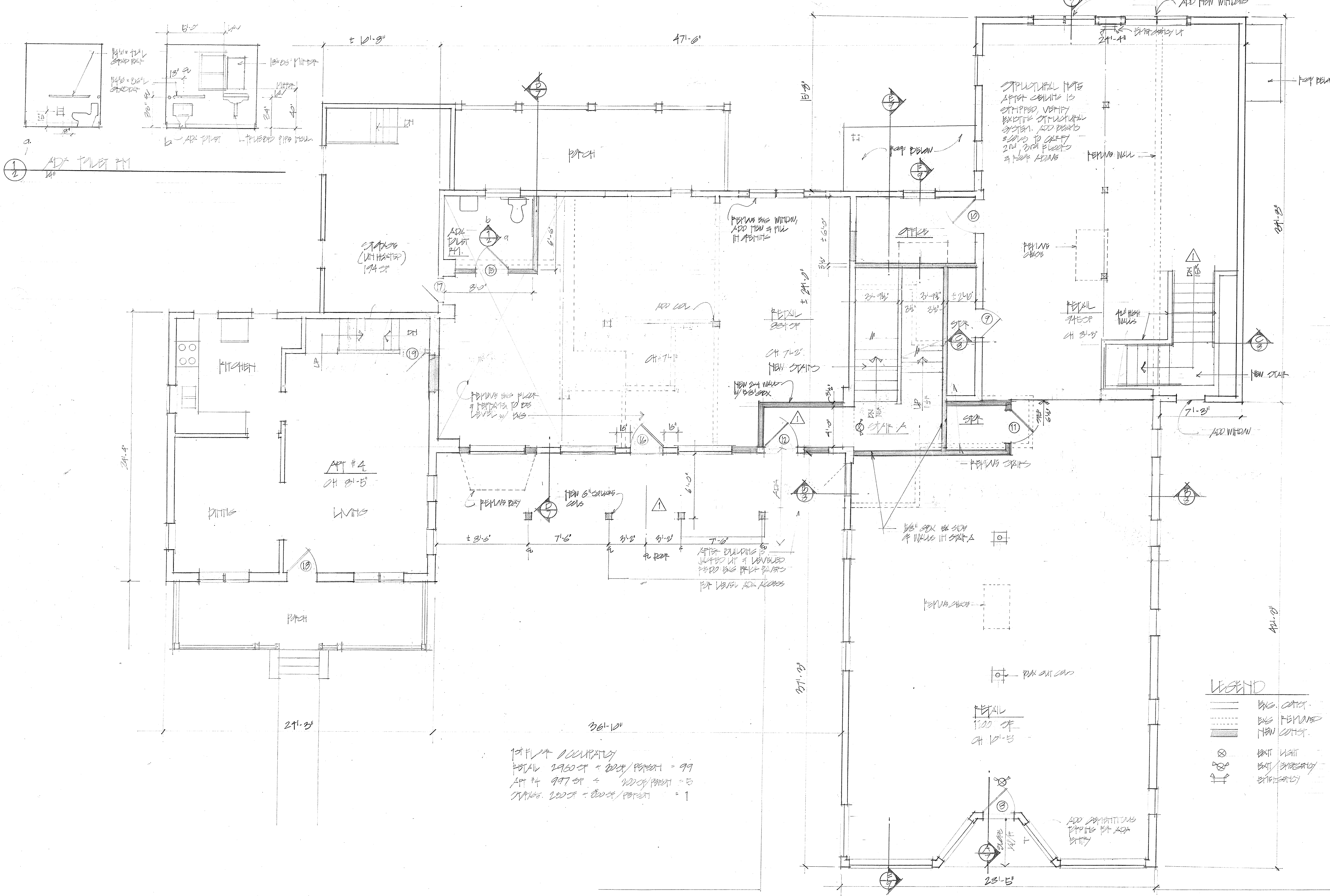
Referred _____
 Hearing Date _____

Comments/Conditions

Zoning Administrator **Date**

For assistance, please contact the Planning & Zoning Department of 253-6141 or by email at PandZ@stovevt.gov

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.



1st FLOOR OCCUPANCY
 TOTAL 2960 SF = 200 SF / PERSON = 99
 Apt #4 997 SF = 200 SF / PERSON = 5
 STAIRS 200 SF = 200 SF / PERSON = 1

STRUCTURAL THE
 APPT CEILING IS
 STRIPPED, VERIFY
 EXISTING STRUCTURAL
 SYSTEM. ADD BRACKS
 SCANS TO CLARIFY
 2ND FLOOR FLOOR
 & WALL HEADS

SRD
SILVER
RIDGE
DESIGN
 INCORPORATED
 ARCHITECTS

PO Box 32 • 37 Pauls Lane
 Hyde Park, Vermont 05655
 802.888.2400 • 802.888.5073
 Fax 802.888.2013

REVISIONS
 2-29-16 STAIR
 PART 4 WINDOWS AT PORCH

project
 RENOVATIONS TO THE
 LUCKY BUILDINGS

STAGE, VT.

sheet title
 FIRST FLOOR
 0713 SF

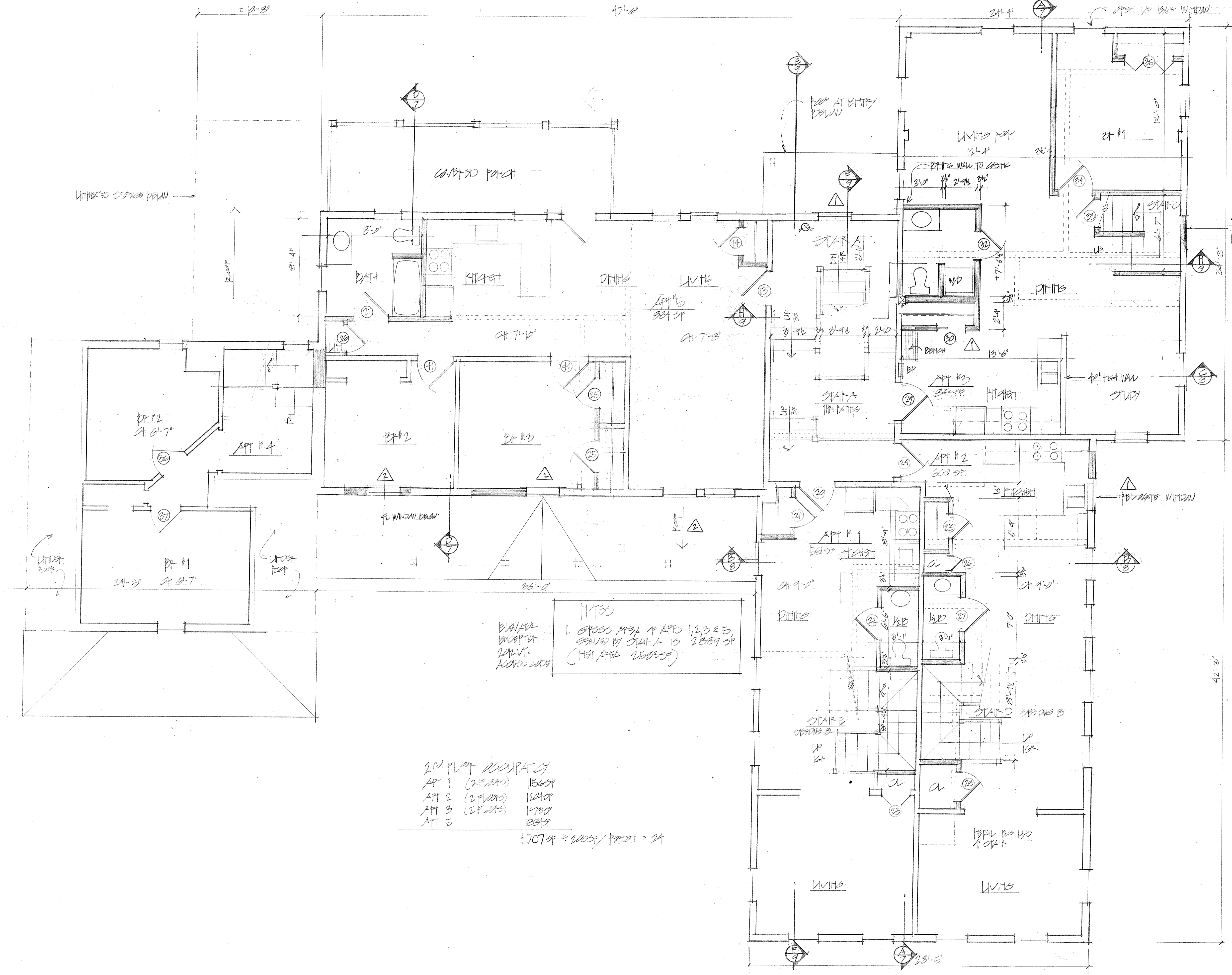
scale: 1/4" = 1'-0"

2

SEPTEMBER 16, 2015

FIRST FLOOR PLAN

← EX. SIDEWALK
 ALONG MAIN STREET



4 TBS
 1. GROSS AREA APTS 1, 2, 3 & 5
 SERVED BY STAIR 2 IS 2889 SF
 (NET AREA 2585 SF)
 202 VT.
 ADDRESS 2025

2ND FLOOR ACCURACY
 APT 1 (2 FLOORS) 1166 SF
 APT 2 (2 FLOORS) 1204 SF
 APT 3 (2 FLOORS) 1173 SF
 APT 5 831 SF
 4707 SF = 2005% PERCENT = 24



REVISIONS
 1. 2-11-16 APT 3 BATH
 WINDOWS, HEAT
 2. 2-27-16 FLOOR, WINDOWS

project
 RENOVATIONS PHASE
 LACKEY BUILDINGS

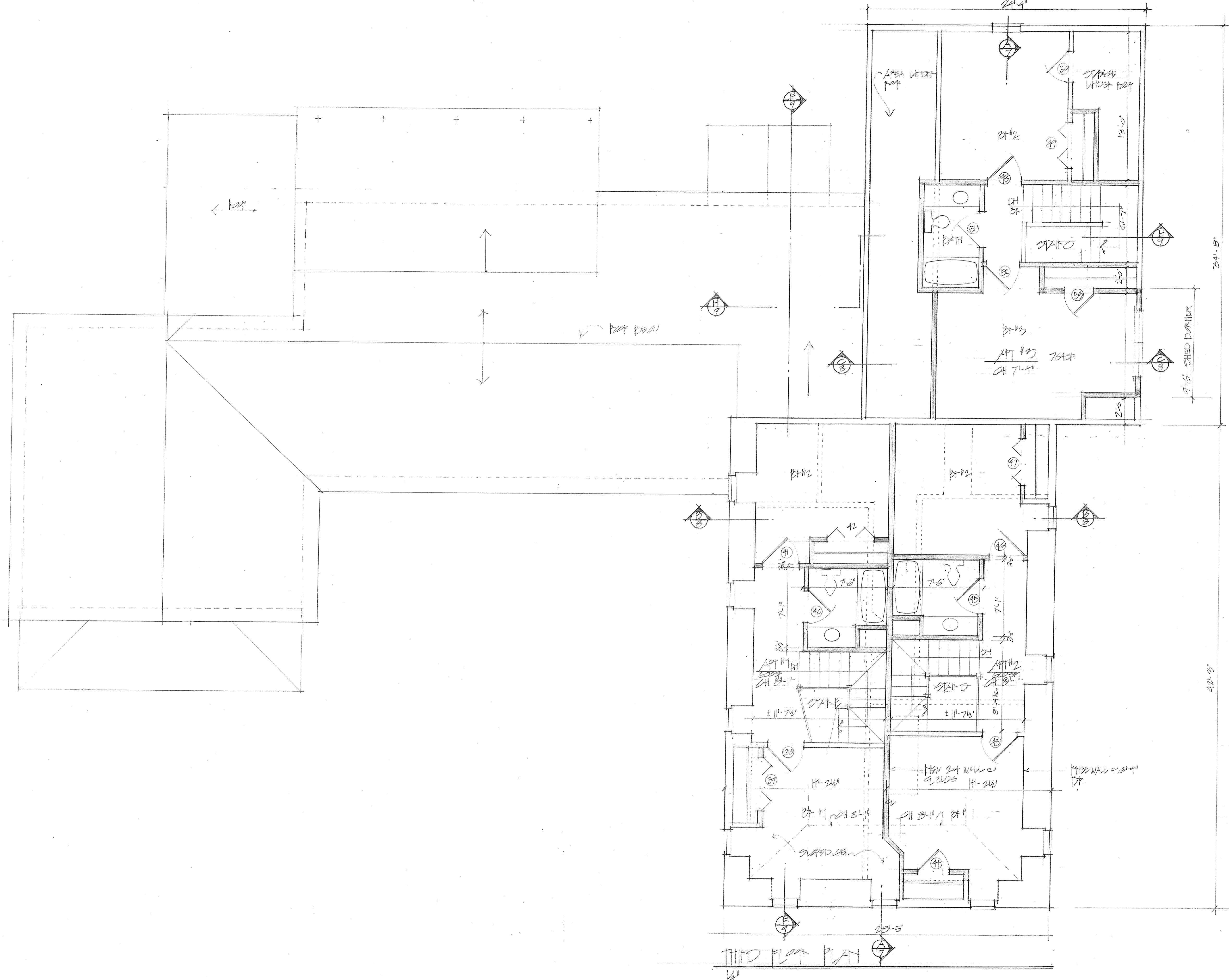
STANB, VT.

sheet title
 SECOND FLOOR PLAN
 3544 SF

scale: 1/4" = 1'-0"

3
 SEPTEMBER 16, 2015

SECOND FLOOR PLAN
 1/4"



THIRD FLOOR PLAN
1/4"

SRD
SILVER
RIDGE
DESIGN
INCORPORATED
ARCHITECTS

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Hyde Park, Vermont 05655
802.888.2400 • 802.888.5073
Fax 802.888.2013

project
RENOVATIONS TO THE
LACEY BUILDING

ST. WBS, VT.

sheet title
THIRD FLOOR PLAN
2016 CP

scale: 1/4" = 1'-0"

4

SEPTEMBER 16, 2016



REVISIONS
 1. 12/16 WINDOWS, SIDINGS, PORCH
 2. 2/16 PATCH PORCH, WINDOWS, GARAGE/DECK

project
 RENOVATIONS TO THE
 LACKEY BUILDINGS

STOWN, VT.

sheet title
 NORTH & SOUTH
 ELEVATIONS

scale: 1/4" = 1'-0"

5
 SEPTEMBER 16, 2015



NORTH ELEVATION

WINDOW SCHEDULE

TYPE	REMARKS
R	REPLACE EXIST. WINDOW IN GABLE P.O. MATCH EXIST. WINDOW IN STYLE, EACH FRAME, MUNTINS AND UNITS W/ WOOD, ASPHALT FILLED INSULATING GLASS UNITS.
A	NEW WINDOW TO MATCH EXISTING
B	NEW WINDOW PAIR 30\"/>



SOUTH ELEVATION - MAIN STREET



REVISIONS
 △ 22-11-16 WINDOWS, POR
 STAIRS
 △ 2-2-16 POR, WITHOUT
 CONCRETE PLATFORM

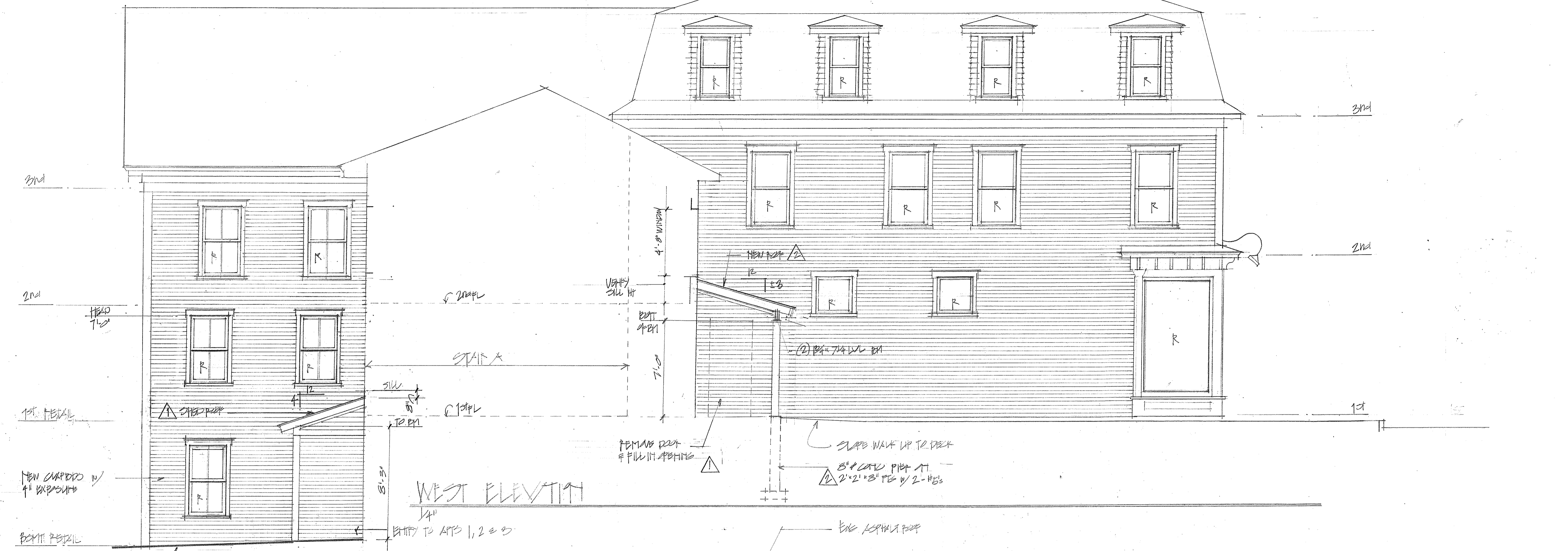
project
 RENOVATIONS TO THE
 LACEY BUILDING

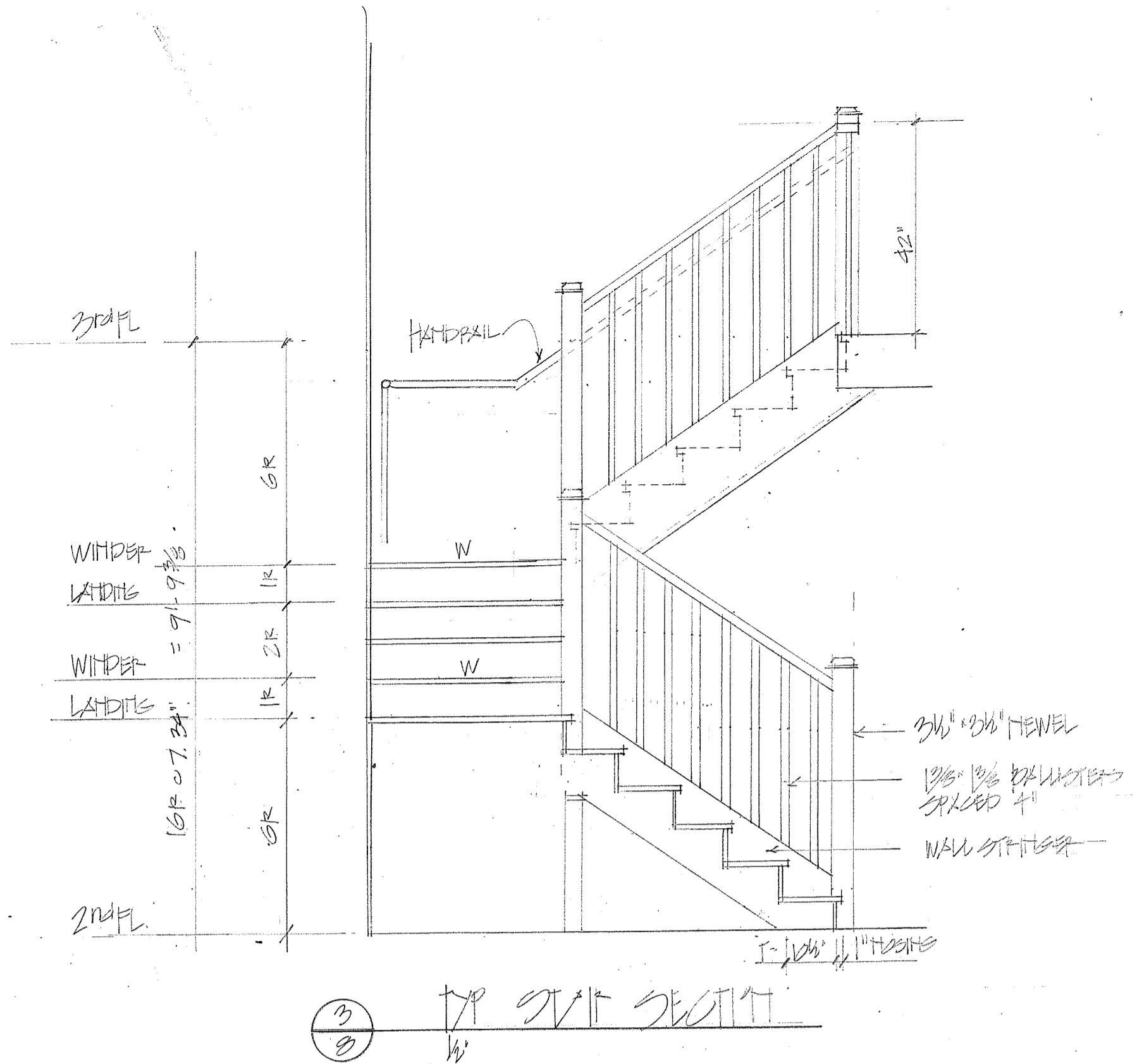
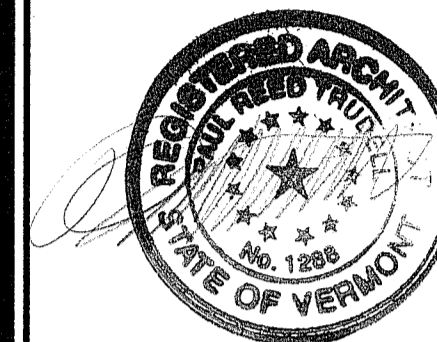
STAGE, VT.

sheet title
 WEST & EAST
 ELEVATIONS

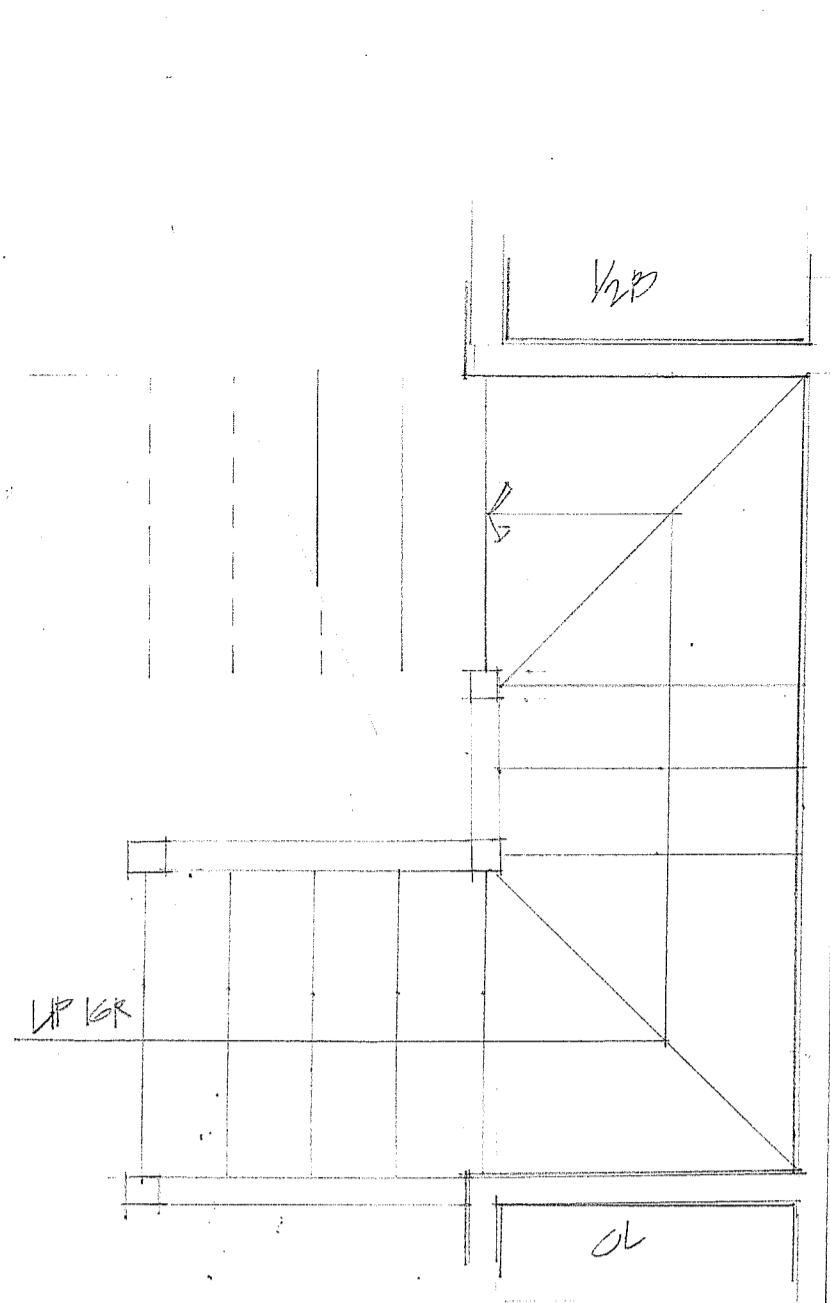
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6
 SEPTEMBER 16, 2015

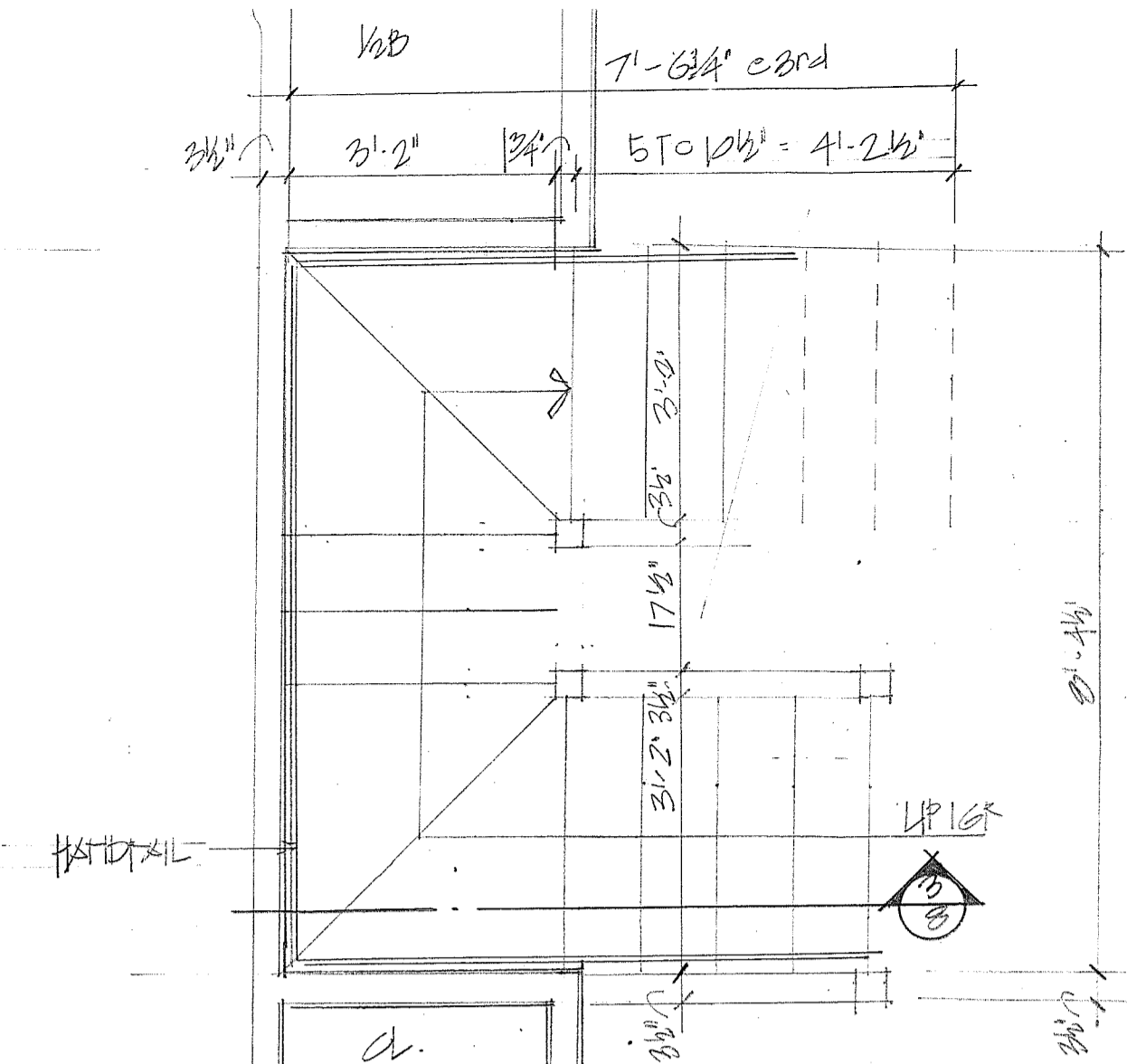




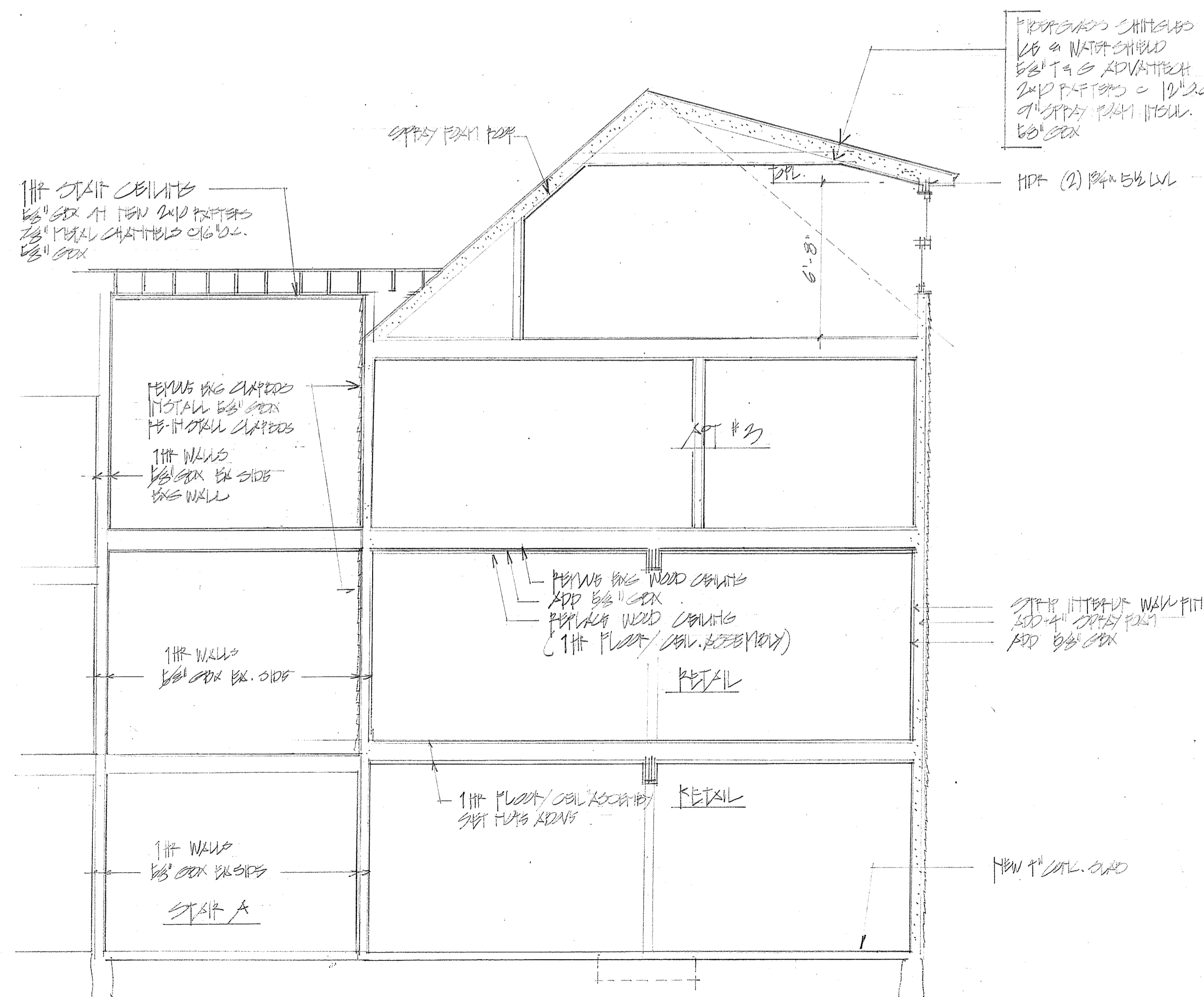
③
 ②
 SECTION OF STAIR



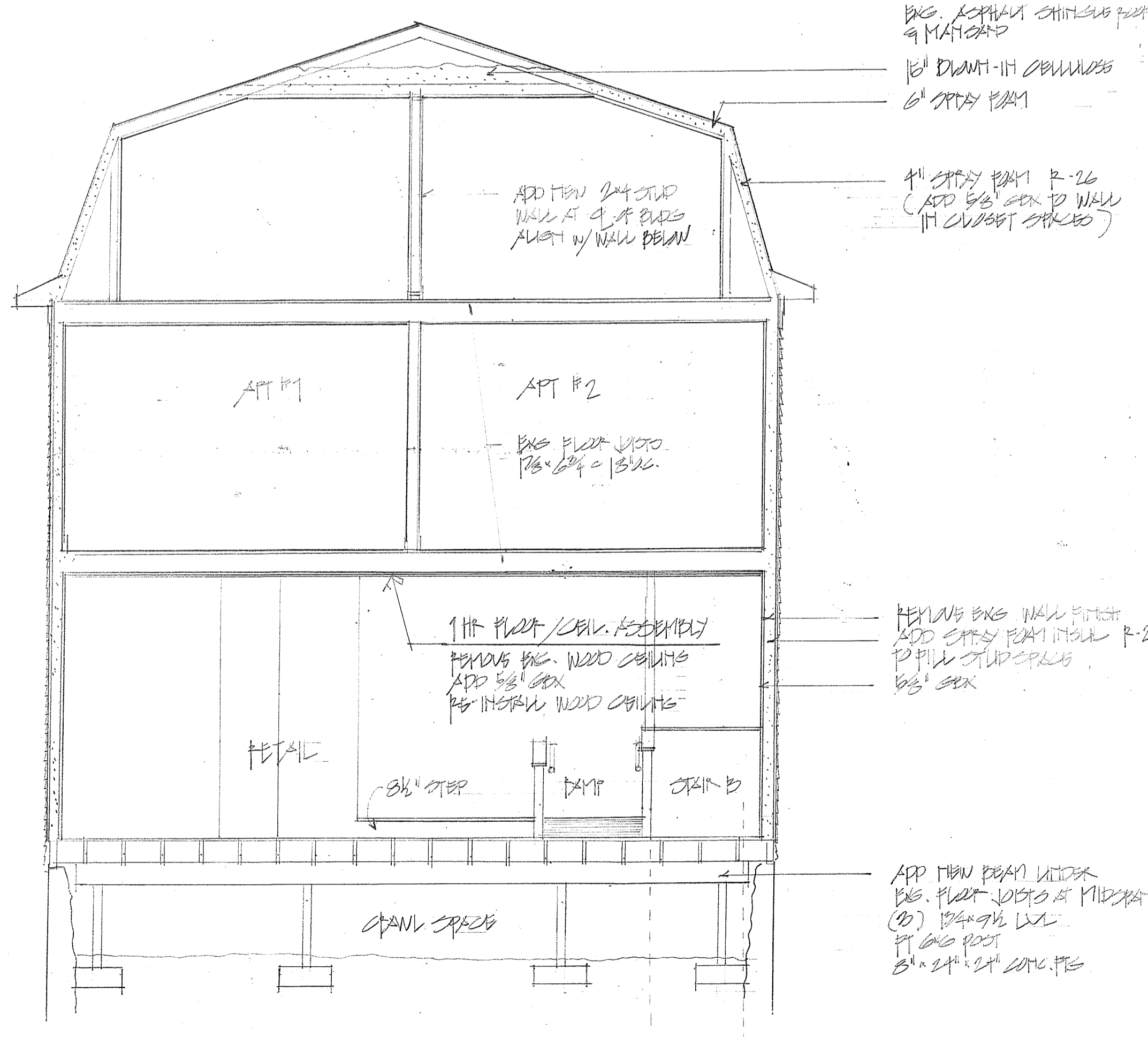
②
 ③
 STAIR E - APT #1



①
 ③
 STAIR D - APT #2



①
 ③
 SECTION OF PETAL & APT #3



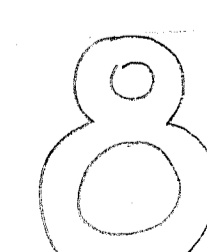
①
 ③
 SECTION OF PETAL & APTS #1 & #2

project
 RENOVATIONS PTB
 LACEY BUILDING

STANB, VT.

sheet title
 SECTION
 STAIRS D & E

scale: AS NOTED



SEPTEMBER 16, 2015



project
 PENNYMANS PEE
 LACKY BUILDING

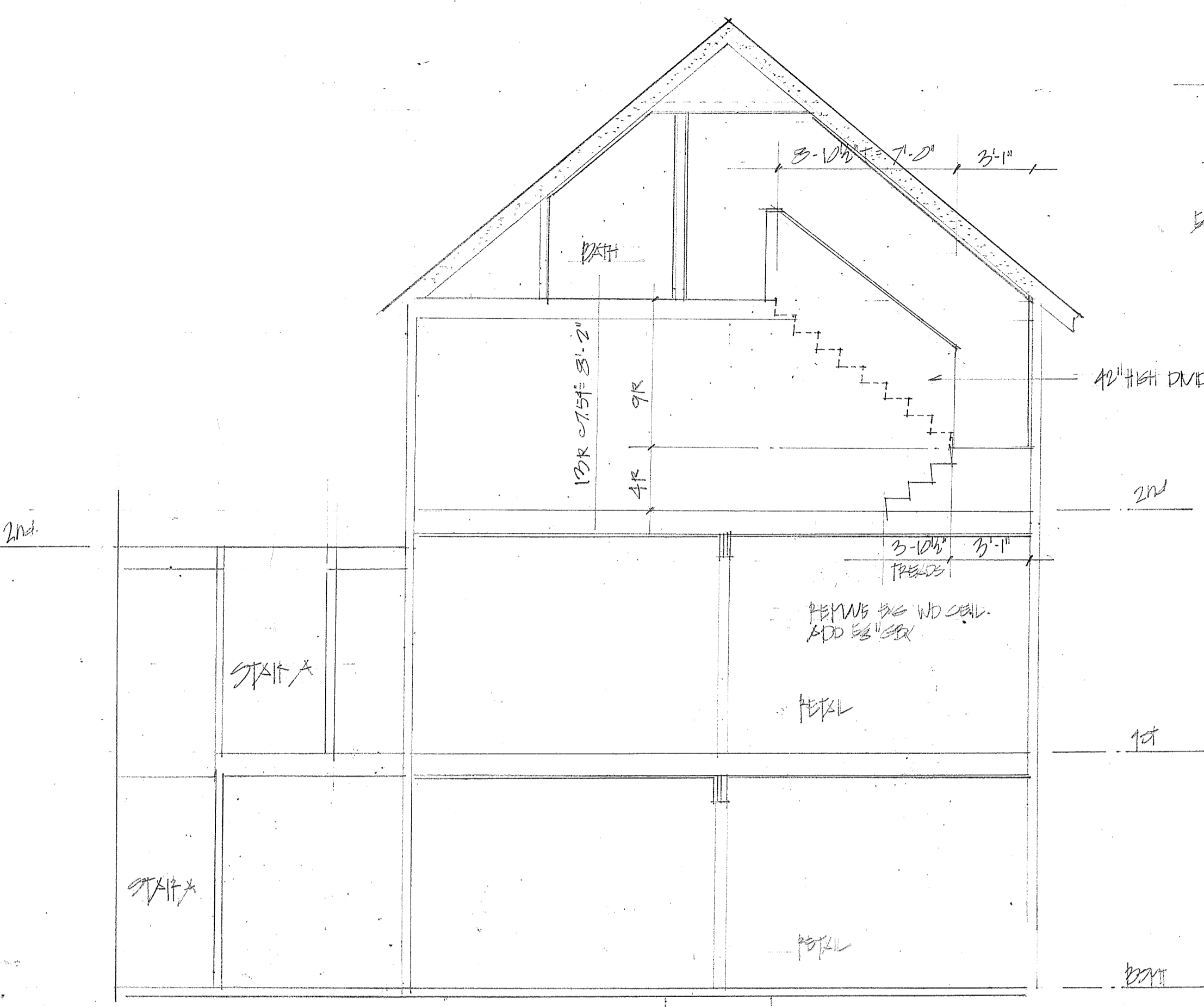
STAIR, V.T.

sheet title
 STAIR, B & C

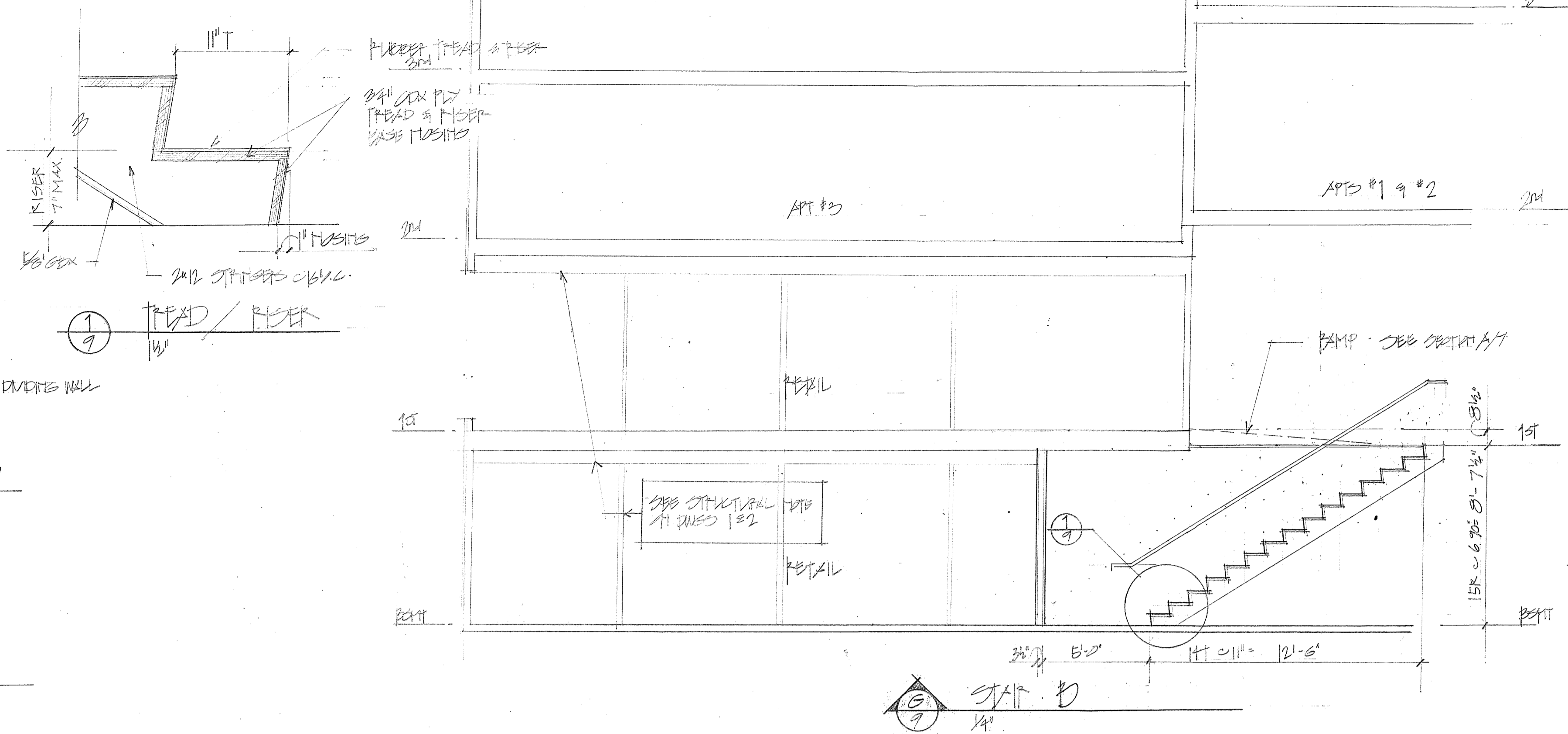
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9

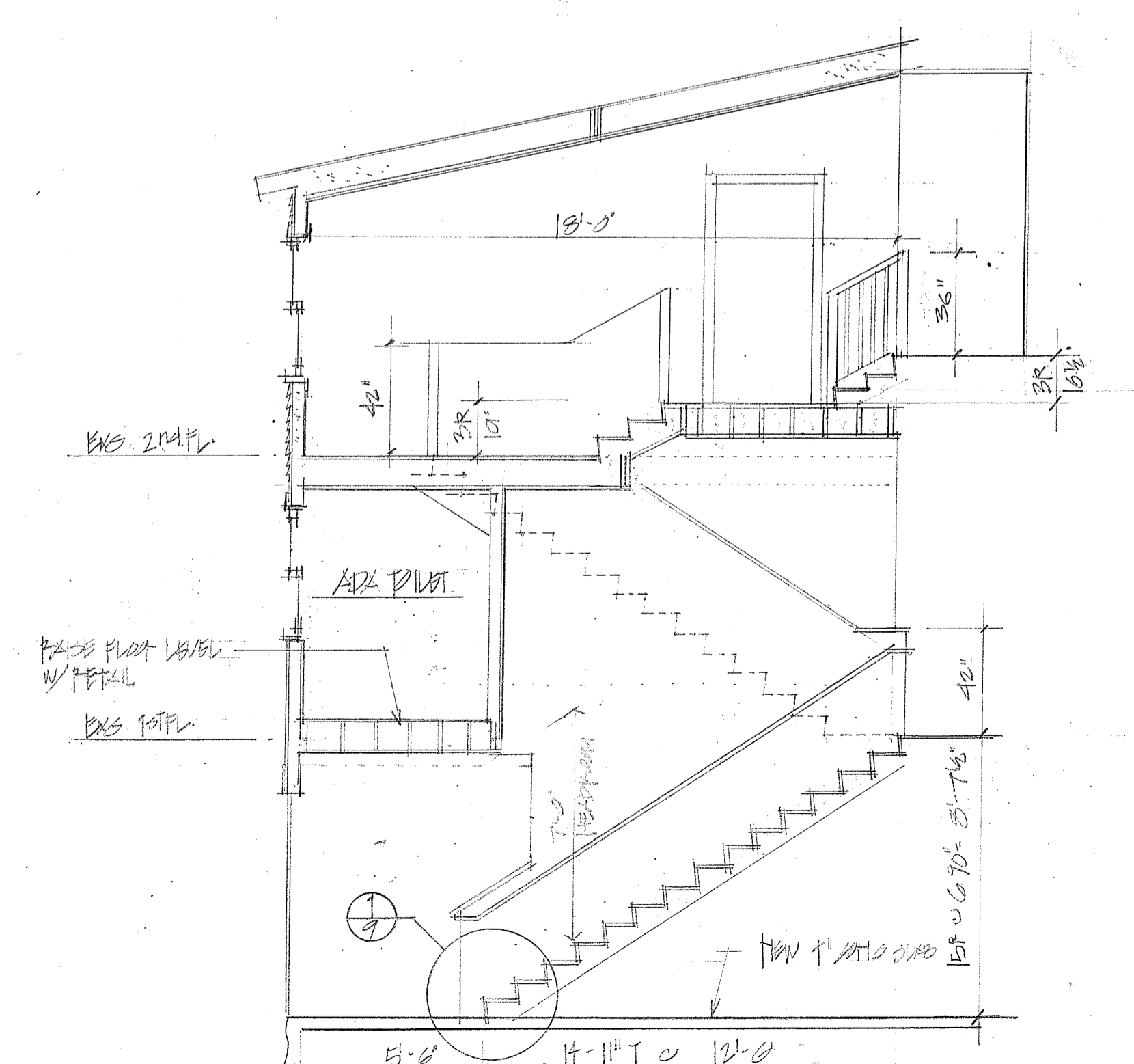
SEPTEMBER 16, 2016



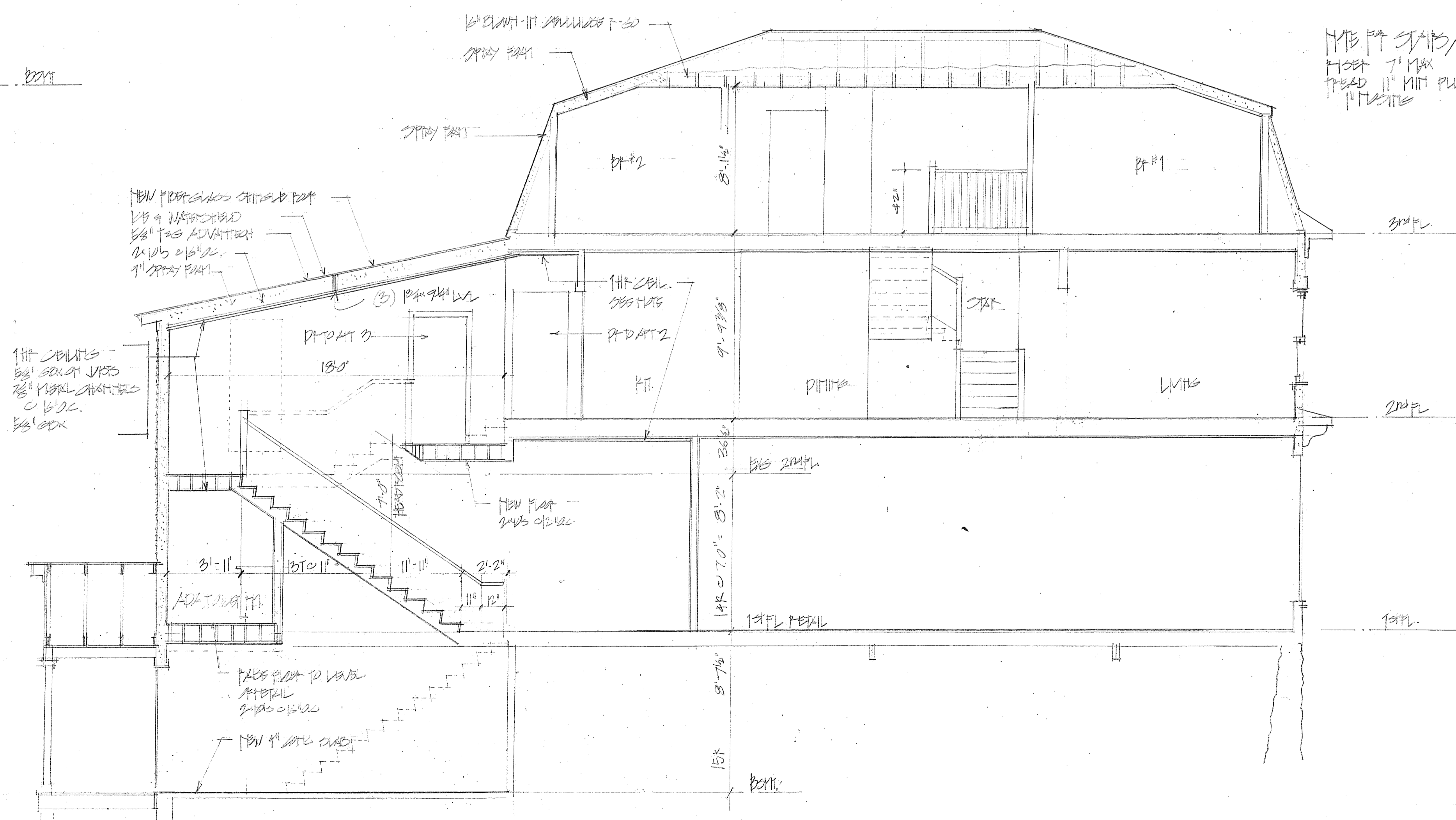
SECTION AT STAIR A & C



SECTION AT STAIR B



SECTION AT STAIR A

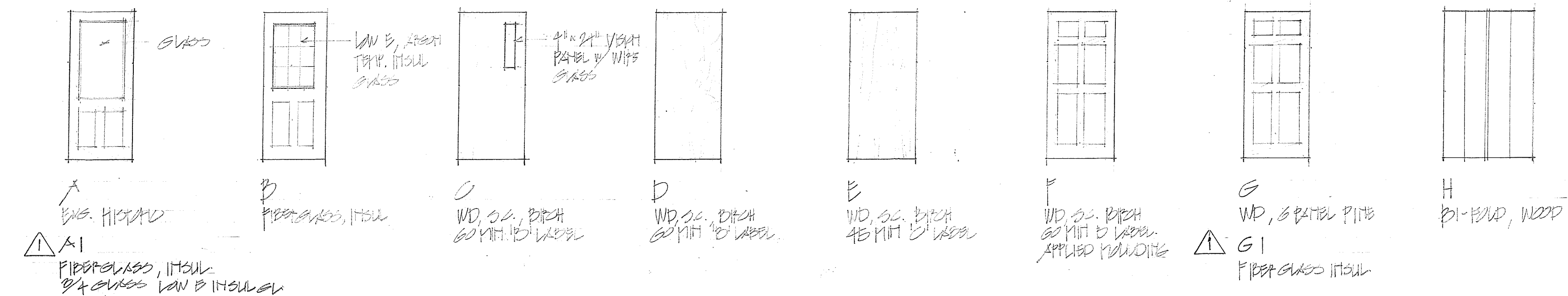


SECTION AT STAIR A AND BUILDING SECTION AT PENNYMANS PEE LACKY BUILDING

Door Schedule

No	Type	Size	Frame	Lockset	Remarks
1	B	2'0" x 6'0" 1/4"	WD		CLASS, WS, ADA THRESH.
2	B	2'0" x 6'0" 1/4"	WD		CLASS, WS, ADA THRESH.
3	D	2'0" x 6'0" 1/4"	HM		60 MIN D LABEL, CLASS
4	C	2'0" x 6'0" 1/4"	WD		CLASS, WS, ADA THRESH.
5	E	2'0" x 6'0" 1/4"	HM		15 MIN D LABEL, APPLIED MOUNTING
6	G	2'0" x 6'0" 1/4"	WD		
7					
8	EX	2'-11" x 7' x 1 3/4"	WD		NO, ADA THRESH, MIDD STOPS FOR 32" CLEAR OPENING
9	EX				
10	G	2'0" x 6'0" 1/4"	WD		
11	E	2'0" x 6'0" 1/4"	WD		
12	EX	2'0" x 6'0" 1/4"	WD		ADD ADA THRESH.
13	NOT USED				
14	NOT USED				
15	G	2'0" x 6'0" 1/4"	WD		CLASS, WS, ADA THRESH.
16	A1	2'0" x 6'0" 1/4"	WD		CLASS, WS, ADA THRESH.
17	D	2'0" x 6'0" 1/4"	WD		NO, ADA THRESH
18	D	2'0" x 6'0" 1/4"	WD		WS, ADA THRESH. (VERIFY JAMB FIT TO FIT)
19	EX				
20	F	2'0" x 6'0" 1/4"	HM		60 MIN D LABEL, NO, ADA THRESH
21	S	2'0" x 6'0" 1/4"	WD		
22	G	2'0" x 6'0" 1/4"	HM		
23	G	2'0" x 6'0" 1/4"	WD		
24	F	2'0" x 6'0" 1/4"	HM		60 MIN D LABEL, WS, ADA THRESH.
25	S	2'0" x 6'0" 1/4"	WD		
26	G	2'0" x 6'0" 1/4"	WD		
27	S	2'0" x 6'0" 1/4"	WD		
28	S	2'0" x 6'0" 1/4"	WD		
29	F	2'0" x 6'0" 1/4"	HM		60 MIN D LABEL, WS, ADA THRESH
30	S	2'0" x 6'0" 1/4"	WD		
31	NOT USED				
32	G	2'0" x 6'0" 1/4"	WD		
33	G	2'0" x 6'0" 1/4"	WD		CUT DOWN DOOR TO FIT OPENING
34	G	2'0" x 6'0" 1/4"	WD		
35			WD		
36			WD		
37			WD		
38					
39	G	2'0" x 6'0" 1/4"	WD		
40	H		WD		
41	G	2'0" x 6'0" 1/4"	WD		
42	H		WD		
43	S	2'0" x 6'0" 1/4"	WD		
44	G	2'0" x 6'0" 1/4"	WD		
45	G	2'0" x 6'0" 1/4"	WD		
46	H		WD		
47	H		WD		
48	H		WD		
49	H		WD		
50	G	2'0" x 6'0" 1/4"	WD		
51	G	2'0" x 6'0" 1/4"	WD		
52	G	2'0" x 6'0" 1/4"	WD		

△
 REAR HINGES.
 1. ALL DOORS TO HAVE LEAF HANGERS



SRD SILVER RIDGE DESIGN INCORPORATED ARCHITECTS

PO Box 32 • 37 Paul Lane
Hyde Park, Vermont 05655
802.888.2400 • 802.888.5073
Fax 802.888.2013

REVISIONS
 △ 2/16/15

project
 RENOVATIONS TO THE
 LACEY BUILDING

sheet title
 DOOR SCHEDULE

scale:

10

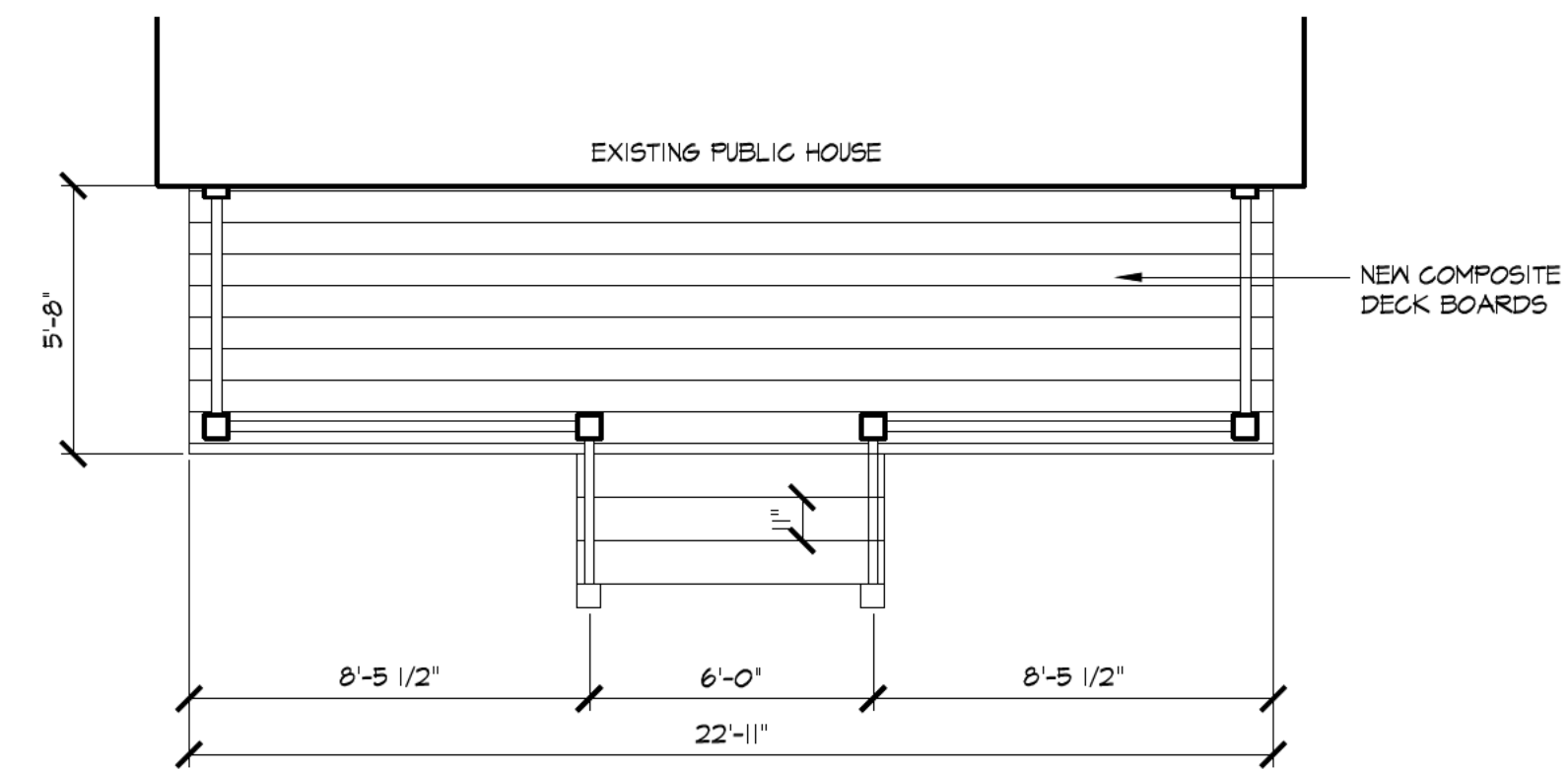
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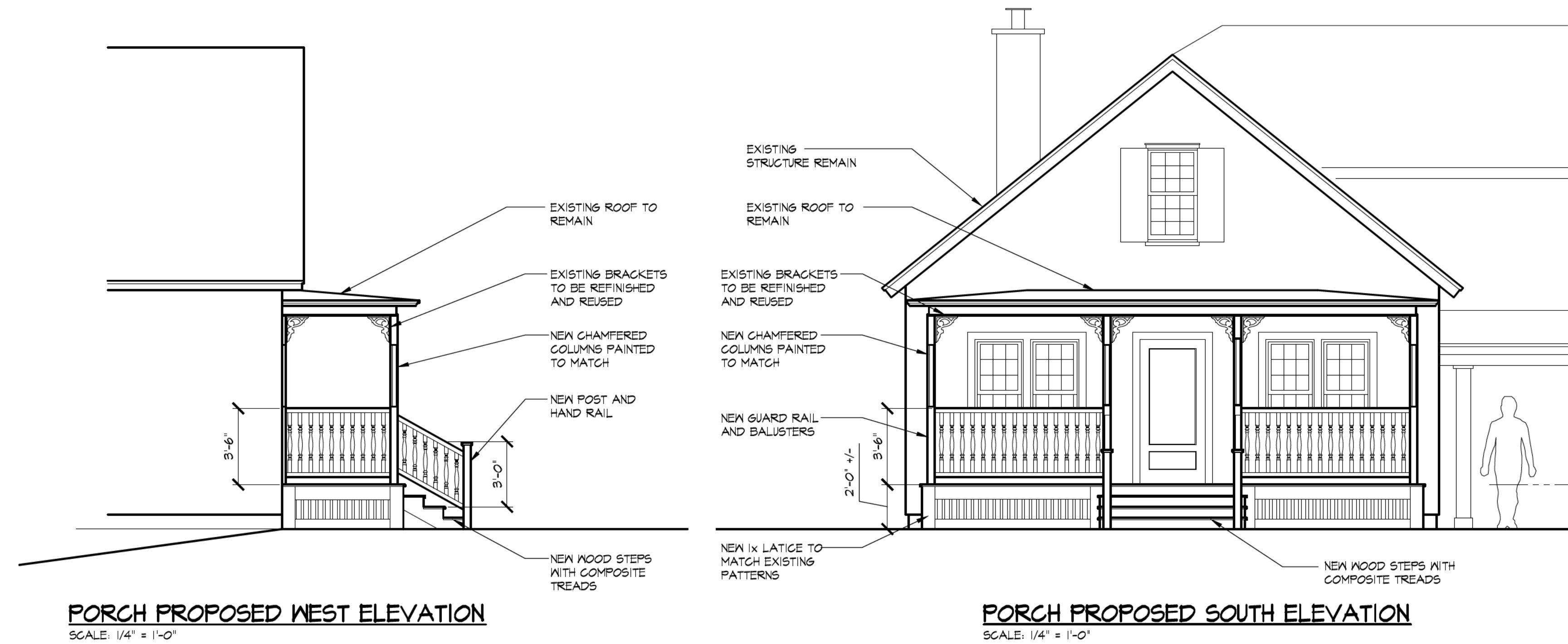
EXISTING SOUTH ELEVATION



EXISTING WEST RAILING DETAIL



PORCH FLOOR PLAN
SCALE: 1/4" = 1'-0"



ACTION	DATE	BY	DESCRIPTION
A	4/14/26	CCC	PROGRESS RELEASE

CHRISTIAN C. CAREY
ARCHITECT, P.C.
Architecture • Historic Preservation
33 Sylvan Park Road, Stowe, Vermont, 05672 802.253.4394

PUBLIC HOUSE
104 MAIN STREET
STOWE, VERMONT

FLOOR PLAN AND ELEVATIONS

SCALE: AS NOTED
CADD DATE:
DRAWN BY: CCC
CADD FILE:

DRAWING NO.
A1.0

NOT FOR CONSTRUCTION