



Development Application
Town of Stowe Planning & Zoning Department
PO Box 730
Stowe, VT 05672
Telephone: (802) 253-6141

Project #
 (To be assigned)

Date Received:

This form serves as an application for all requested zoning and subdivision reviews.

Property Owner Information

Property Owner	TOWN OF STOWE	
Mailing Street Address City, State and Zip	PO Box 730	
Telephone Number	253-7350	Email cjolly@stowevt.gov

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)	TOWN OF STOWE c/o CURIS JOLLY	
Mailing Street Address City, State and Zip	PO Box 730	
Phone Number		Email cjolly@stowevt.gov

Property Information & Location

Physical Address	805 WEST HILL RD	
Tax Map ID	07-042.000	
Existing Use	STORAGE	Proposed Use STORAGE

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

MAKE IN-KIND REPAIRS TO HISTORIC PARKER BARN TO ENSURE ITS STABILITY + FUNCTION

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: <input checked="" type="checkbox"/> Property Owner OR <input checked="" type="checkbox"/> Agent for Owner	Signature: <u>Stephen Jolly</u> Date: <u>5-15-20</u>
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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 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: <input type="radio"/>	# Bathrooms: <input type="radio"/>	# Bedrooms: <input type="radio"/>	# Kitchens: <input type="radio"/>
New Rooms: <input type="radio"/>	# Bathrooms: <input type="radio"/>	# Bedrooms: <input type="radio"/>	# Kitchens: <input type="radio"/>

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		\$

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/ 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 _____

Denied Date _____

Reason _____

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

Check #

Cash

Referred _____

Hearing Date _____

Comments/Conditions

Zoning Administrator

Date

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

Section 00100
INSTRUCTION TO BIDDERS

Introduction

The Town of Stowe is seeking bids from qualified contractors interested in the **Parker Barn Rehabilitation** in accordance with the plans and specifications provided.

Bidders shall be able to demonstrate previous experience with comparable historic building structural repairs and restoration.

The purpose of this project is to restore the historic Parker Barn from its state of semi disrepair to a place of structural stability, to make it resistant to weather and associated rot and decay, and to mitigate nuisance animal infestation (primarily pigeons and medium to large mammals). Work is to be completed commiserate with carpentry conventions, best practices, currently available technology and materials, while taking into consideration the Historic character of the barn.

Project Location:

805 W Hill Road, Stowe, VT 05672
(44.480577, -72.681103)

General Scope of Work:

This project will consist of rehabilitation of the Parker Barn, a historical timber framed structure. The scope should in general include the following:

1. General Framing, shoring, jacking and racking of building:
 - a. It is understood that shoring and repositioning will be required of certain aspects and portions of the barn. Known locations are:
 - i. SW corner, resulting from failed foundation
 - ii. South Wall at Fascia: Explore and diagnose the displacement that is presenting itself on the south wall where the exterior wall and fascia meet. Discuss with Town and implement agreed upon repairs, if warranted.
2. Cupola:
 - a. Remove, rebuild, and reinstall the cupola. Use ¼” hardware fabric screening behind the louvers for bird control. While the extent of the scope is not defined (pending better access and assessment) it is believed the cupola can be restored and will not need to be replaced in-kind. Anticipated repairs include possible repairs to or replacement of rotten framing and roof sheathing, replacement of the roof, repair to existing louver vents, repairs to and replacement of rotten and damaged siding and trim, including flashing onto the main roof.
3. Roof:
 - a. Remove and dispose of the rusted and leaking metal roofing and original wood shingle roofing down to the original sawn 1” board sheathing. Repair or replace 1” sheathing as required.
 - b. Install new exterior grade sheathing (5/8” T&G Advantech, or similar), 30# felt paper, horizontal strapping, and new metal roofing, including color matched drip edge and ridge cap (corrugated – not standing seamed). Roof color to be Dark Bronze.
 - c. Install grounded lightening protection at appropriate points along the roof, including the restored cupola.
4. Exterior trim features:
 - a. Repair all rakes, overhangs, fascia and soffits, including removal of rot.
 - b. Trim materials to be clear pine and of dimensions, shape and profile to match the elements that are being repaired.
 - c. New trim materials to be back-primed prior to installation.
5. Collar ties:
 - a. Install additional 2x8 collar ties at the remaining 50% of rafter locations to match the existing that was installed in the late 90’s.

6. Steel rod thrust restraints:
 - a. Install steel tie rods across the width of the building at the 3 interior frame lines at the eave elevation. This will resolve existing unresolved horizontal rafter thrusts causing issues but limit functionality of the loft level.
7. Re-install missing loft floor joists:
 - a. Install six sets (12 total) of doubled 2x6 floor joists using mortises in existing beams at loft level to re-establish bracing of south exterior wall. Framing lumber to be SYP, or approved equal. New bracing to be installed at every-other mortise to provide bracing at appx. 5' c-c. Mechanical joist hangers on each end. No decking is required.
8. Clapboard siding:
 - a. Rehabilitate and repair the clapboard siding on the west, north and east sides, including re nailing as needed. Remove and replace the clapboards on the south side, including 15# felt paper. Siding to be spruce with square edge. Reveal to match existing. New clapboards to be back primed prior to install.
9. Foundation repairs:
 - a. Shore superstructure and remove and replace the exterior foundation wall for approximately 25' on south and 11' of west foundation wall. Contractor to be solely responsible for adequate shoring during construction.
 - b. New foundation wall to be min. 6' high or match height of existing frost wall on a concrete footing and include drilled and epoxied ½" dia dowels at 8" c-c where matches into existing. Foundation detail attached.
 - c. Efforts shall be made to restore the barn to a uniform and level top of concrete wall elevation at the location of this repair.
10. East Wall Rot and Structural Repair:
 - a. Excavate soil to 6" below top of foundation and grade to drain.
 - b. All work below FF elevation to be of PT lumber
 - c. Remove interior finishes and exterior siding / sheeting to find extent of rot damage.
 - d. Lift north portion of this wall to return to its original position.
 - e. Replace and repair any framing, sills, rims, sheeting, etc to secure the wall and restore its structural function and intend plane.
 - f. Replace siding and flashing as needed.
 - g. Construct new ship-lap doors with out-swing, positioned on the exterior plane of the building. Doors should extend down to +/- top of concrete elevation. Uses existing hinges and hardware to the extent practicable.
11. Exterior painting and sealing:
 - a. Scrape all surfaces
 - b. prime with Mag Dog primer
 - c. paint all exterior surfaces with two coats Ben Moore solid stain.

Add Alternate #1:

Replace basement slab:

- a. Provide temp shoring of floor framing
- b. Remove pony stalls and any other non-structural framing
- c. Remove the existing basement slab and manure troughs
- d. Excavate to allow for placement of 6" crushed stone and new 4" concrete slab, including 2'x2'x1' footings below slab for columns.
- e. Install new lally columns at locations of existing support, or as otherwise directed by Town.
- f. Include 4" SDR 35 footing drains along perimeter of exterior wall, drainage to daylight to west of the barn

Add Alternate #2:

- a. Include 2" XPS foam under slab in addition to ADD ALTERNATE 1 scope.
- b. Include 15 mil vapor barrier under slab in addition ADD ALTERNATE 1 scope.

To Be Completed by the Town:

- a. Remove the contents of the barn.
- b. Remove and mitigate the pigeon waste
- c. Provide an electrical supply to the site (outlets only, no lighting).

Contract Time Period

The work associated with the Parker Barn Rehabilitation shall be completed prior to November 1, 2026.

Should there be reasons why the contract cannot be awarded and constructed within the specified period, the time may be altered by mutual agreement between the OWNER and the BIDDER.

Mandatory Pre-Bid Meeting:

A mandatory on-site pre-bid meeting will be held on **Tuesday May 5, 2026, at 10:00 am**. The site is located at 805 W Hill Rd, Stowe, VT 05677.

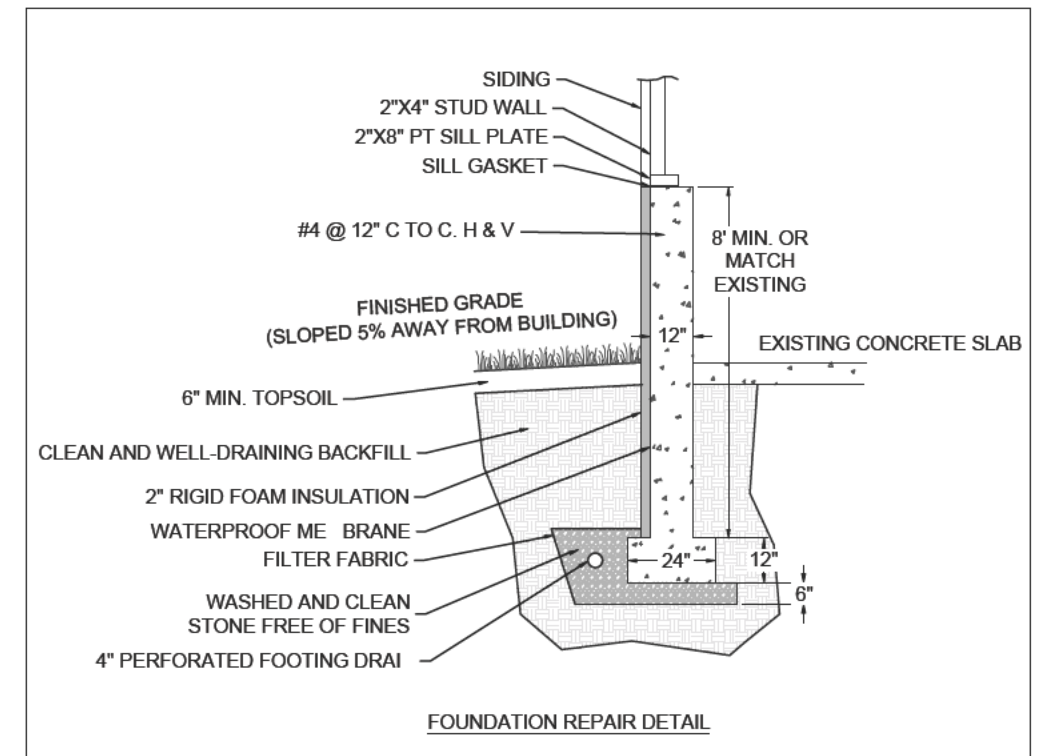
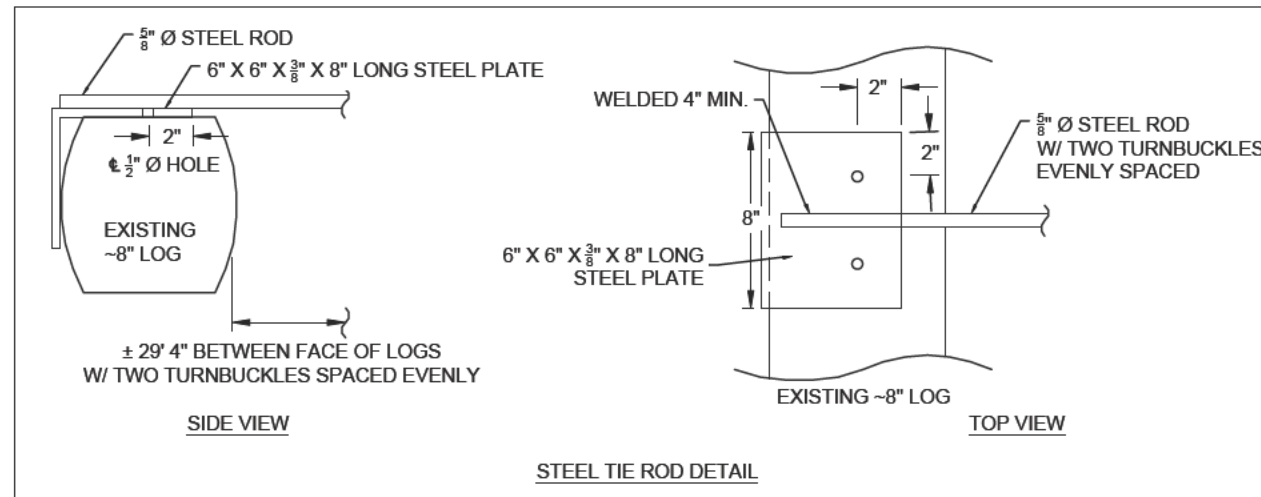
Submissions

Bids for this work must be received not later than **1:30 p.m. on Thursday May 14, 2026**. Any BID may be withdrawn prior to the above scheduled time for the opening. Bids received after the time and date specified will not be considered. The envelope should be sealed, with **"Parker Barn Rehabilitation"** clearly labeled on the face. By submitting a bid, the Contractor is aware that if awarded, he/she will be required to provide an insurance certificate showing workers comp, property damage and automobile liability, per the requirements in the General Requirements, Scope of Work and Specifications. **Proposals can be mailed or hand delivered including to the after hours mail slot in the front door.**

Town of Stowe
PO Box 730
67 Main Street
Stowe, VT 05672

All cost proposals shall become the property of the Town of Stowe upon submission. The expense of preparing and submitting a proposal is the sole responsibility of the Bidder. Through its Town Manager, the Town of Stowe reserves the right to reject any or all proposals received, waive any irregularities, informalities and/or defects therein if doing so is deemed to be in the best interest of the Town.

Pending approval by the Stowe Selectboard at their May 27, 2026 meeting, the intent is to issue a Notice of Award by May 28, 2026.



APPROX. LOCATION OF INTERIOR STEEL TIE RODS (3 TOTAL)

PARKER BARN

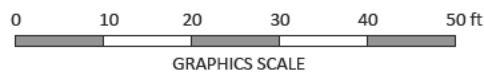
11'

25'

4 PERFORATED FOOTING DRAIN TO DAYLIGHT

LOCATION OF FOUNDATIO REPAIR

W HILL RD



#	REVISION	DATE



PUBLIC WORKS DEPARTMENT
P.O. BOX 730, 67 MAIN STREET
STOWE, VT 05672
802-253-8770

DRAWN: SCR	CHECKED:
PROJECT #: 25029	DATE: 04/16/2026
SCALE: 1" = 10'	SHEET: 1 OF 2

PARKER BARN
REHABILITATION PLAN

SHEET NUMBER:

1

PARKER BARN PHOTOS



SOUTH FACE




WEST FACE



NORTH FACE



EAST FACE

#	REVISION	DATE	 TOWN OF PUBLIC WORKS DEPARTMENT P.O. BOX 730, 67 MAIN STREET STOWE, VT 05672 802-253-8770	DRAWN:	CHECKED:	PARKER BARN REHABILITATION PLAN	SHEET NUMBER:	
				SCR	DATE:			2
				PROJECT #: 25029	04/16/2026			
			SCALE: N/A	SHEET: 2 OF 2				