



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 # 7646
(To be assigned)

Date Received: 6/24/25

Property Owner Information

Property Owner	Aaron & Carolyn Solo	
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)	McCain Consulting, Inc. c/o George N. McCain Jr., P.E.	
Mailing Street Address City, State and Zip	93 South Main St., Suite 1, Waterbury, VT 05676	
Phone Number	802-244-5093	Email

Property Information & Location

Physical Address	Hemlock Springs Road, off of Westview Heights		
Tax Map ID	07-073.080		
Existing Use	undeveloped, permitted residential	Proposed Use	residential

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

The project is for as-built approval of the fire pond that was originally proposed and approved by the DRB under town permit #7169. Field modifications were made during construction to ensure stability of the uphill bank, and to minimize clearing and grading. The pond meets all the criteria that was required by the DRB under the original permit regarding fire storage volume and stormwater attenuation, but the footprint differs slightly from the originally approved plans.

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 type="checkbox"/> Property Owner OR <input checked="" type="checkbox"/> Agent for Owner	Signature: <u>[Signature]</u> Date: <u>6/25/25</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. <i>The applicant is responsible for determining property lines and setbacks.</i>		
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?	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: <u>N/A</u> * 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: <u>N/A</u>	# Bathrooms: <u>N/A</u>	# Bedrooms: <u>N/A</u>
New Rooms: <u>N/A</u>	# Bathrooms: <u>N/A</u>	# Bedrooms: <u>N/A</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.)	\$0.10	
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	
Fee:		\$
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	
Fee:		\$
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	\$250
Fee:		\$ 250
Signs	\$70.00	
Fee:		\$
Recording Fees /Stowe Land Records (set by state law)		

Additional Recording Fee for decision notice	\$15.00/page	\$ 15
Additional Recording Fee for permit	\$15.00/page	\$
Additional Recording Fee for Mylar	\$25.00/sheet	\$
Total Application Fee Including Recording		\$ 265

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.

<u>OFFICE USE ONLY</u>							
Date Received _____	<table border="1"> <tr> <td>Permit Fee</td> <td>\$</td> </tr> <tr> <td>Recording Fee</td> <td>\$</td> </tr> <tr> <td>TOTAL FEE</td> <td>\$</td> </tr> </table>	Permit Fee	\$	Recording Fee	\$	TOTAL FEE	\$
Permit Fee	\$						
Recording Fee	\$						
TOTAL FEE	\$						
Zoning District _____							
Overlay District _____							
Approved Date _____	<input type="checkbox"/> Check # <input type="checkbox"/> Cash						
Effective Date _____							
Expiration Date _____							
Denied Date _____	Referred _____						
Reason _____	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.

June 24, 2025

Ryan Morrison
PO Box 730
Stowe, VT 05672

Re: DRB Amendment Application for as-built fire pond
Solo Property, Westview Heights Drive
McCain Project No: 40072

Dear Ryan,

Enclosed please find the following for the above referenced project:

- Signed Development Application and associated application fee of \$265.00 (two hundred and sixty-five dollars);
- Fire Pond certification letter prepared by McCain Consulting, Inc. dated June 11, 2025
- Two full-size and nine reduced copies of the As-Built Fire Pond plan, dated June 24, 2025.

The proposed project is to request DRB approval for the as-built configuration of the fire pond. During construction field modifications were made to ensure stability of the uphill bank and to minimize clearing and grading. As per the attached fire pond certification letter, the pond still meets the requirements that were originally required by the DRB, including the minimum 10,000 gallons of water storage for fire protection and is adequately sized to provide stormwater detention per the State stormwater regulations.

Please let us know if you have any questions or need additional information.

Sincerely,
McCain Consulting, Inc.



George N. McCain Jr., P.E.

Enc.

Cc: Aaron Solo, with enclosures

June 11, 2025

Aaron & Carolyn Solo
333 Wade Pasture Road
Stowe, VT 05672

Re: Hemlock Spring Fire Pond Certification
Off of Westview Heights, Stowe, VT
McCain Project # 40072

Dear Aaron & Carolyn,

As per town permit #7169, Condition 14, McCain Consulting Inc. has inspected the fire pond that was approved as part of the DRB review for the above referenced project. The fire pond is located on Lot 8, at approximately STA 12+00 along the shared driveway.

On January 27, 2025, I met on-site with Chief Reeves of the Stowe Fire Department to review the pond and its associated infrastructure. At that time we found that the pond and dry hydrant had been substantially completed in accordance with the design details approved by the DRB. Subsequently, Chief Reeves sent a crew to test the dry hydrant on the week of February 3rd, 2025 and they found that the dry hydrant performed within its design parameters. McCain Consulting performed field measurements of the as-built pond to verify that the volume of water stored in the pond was well in excess of the 10,000 gallons required per the fire department review.

Subsequent site visits in May 2025 were performed to verify that the pond had been completed, with vegetation established and an adequate water level. The pond itself differs slightly from the configuration that was shown on the DRB approved plan due to site constraints that were encountered during construction. These constraints resulted in a fire pond that is approximately 6' narrower and 15' longer than depicted on the approved plan by the DRB, dated 08/09/23. The as-built configuration of the pond does not affect the parameters approved by the DRB, including the volume for fire storage or ability for the pond to provide stormwater detention and water quality treatment per the State stormwater regulations.

McCain Consulting hereby certifies that the fire pond was constructed in accordance with the design approved by the Stowe DRB on October 20th, 2023 under town permit #7169.

Sincerely,
McCain Consulting Inc.



George McCain Jr., P.E.

To: Adjoining Landowners of Aaron Solo, Westview Heights (Parcel #04-032-060)

From: McCain Consulting, Inc.

Re: Stowe DRB Review for Amendment to Permit
Westview Heights Drive, Stowe
McCain Project No. 40072

Dear Adjoining Landowner:

Please be advised of a public hearing for approval of the as-built configuration of the previously approved fire pond to serve the subdivision. The meeting is scheduled to be held on **MONTH, DATE**, 2025 at 5pm with the Development Review Board of Stowe, at the town meeting room. Please contact the Stowe Zoning Administrator, if you have any questions about the application or access to the meeting at 802-253-6141.

Participation in this proceeding is a prerequisite to the right to take any subsequent appeal.