

Stowe Historic Preservation Commission

Town Of Stowe

January 13, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, January 13, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane and George Bambara

Members Absent: Cindy McKechnie, Gordon Dixon, McKee MacDonald, Sam Scofield and Barbara Baraw

Staff Present: Rich Baker

Chapman Smith, 71 Highland Ave, Exterior façade changes; Add deck

Chapman Smith presented the application. The applicant proposes to modify the doors and windows on the front and rear elevations. Elevations prepared by applicant were reviewed.

A motion was made by Mr. MacDonald to recommend approval as submitted.

Motion passed unanimously.

Minutes

No edits were made to the December 9, 2015 draft minutes.

The meeting adjourned at approximately 5:30 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

January 27, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, January 27, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, George Bambara, Gordon Dixon, McKee MacDonald, and Sam Scofield

Members Absent: Cindy McKechnie and Barbara Baraw

Staff Present: Rich Baker

South Main Street Development LLC, 288 South Main Street, Add Meter Cabinet

Peter Roberts presented the application. The applicant proposes to add a cabinet to cover electrical meters. Elevations prepared by applicant were reviewed.

A motion was made by Mr. Dixon to recommend approval as submitted.

Motion passed unanimously.

Mary Skelton, 5 Pleasant Street, Modify façade to add an apartment over barn

Peter Roberts presented the application. The applicant proposes to modify the façade to add an apartment. Elevations prepared by Silver Ridge Design, undated, were reviewed. An amendment was made to the plans to allow a window on the north elevation to be optional.

A motion was made by Mr. Scofield to recommend approval as modified at the meeting.

Motion passed unanimously.

Pall Spera Trust, 1800 Mountain Road, Add Addition

Sam Scofield presented the application. The applicant proposes to add an addition to the rear of a historic building. Elevations dated 1/22/15 prepared by Sam Scofield were reviewed. The addition was designed to appear as a simple barn extension so as to not detract from the detailing of the existing building. It is inset from the side elevation and has limited visibility from Mountain Road.

A motion was made by Mr. Dixon to recommend approval as submitted.

Mr. Scofield and Mr. Bambara recused from voting due to conflicts. Motion passed unanimously.

Minutes

No edits were made to the January 13, 2016 draft minutes.

The meeting adjourned at approximately 6:15 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

February 24, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, February 24, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, George Bambara and McKee MacDonald

Members Absent: Cindy McKechnie, Gordon Dixon, Sam Scofield and Barbara Baraw

Staff Present: Rich Baker

Todd Renz, 243 Mountain Road, Extend barn length and change entry

Malcolm Appleton presented the application. The applicant proposes to extend a previously approved unconstructed barn by three feet and change an entry. Elevations prepared by Mr. Appleton dated 2/24/16 were reviewed. The changes were found acceptable as proposed.

A motion was made by Mr. McKee to recommend approval as submitted.

Motion passed unanimously.

109 Main LLC, 109 Main St, Various façade changes

Graham Mink presented the application. The applicant proposes various façade changes. Elevations prepared by Silver Ridge Design dated 2/11/16 and lighting cut sheets were reviewed. Modifications were made on the elevations at the meeting regarding window styles and lighting locations. All modifications on the revised elevations were found acceptable. All replacement siding shall have a 4" reveal. Some foundations have been sprayed with gunite concrete. These foundations will be partially buried and will have no more than 8 inches of exposure.

A motion was made by Mr. McKee to recommend approval as revised at the meeting and to classify the changes as minor.

Motion passed unanimously.

109 Main LLC, 109 Main St, Various façade changes- Discussion Only

Graham Mink presented the application. Conceptual designs by Silver Ridge Design were reviewed. The applicant proposes to extend the porch in the front across the complete front elevation that is set backed from the street. Recommendations were made to use 2 over 2 windows upstairs and to make the retail door a 3/4 glass door. In general, the Commission found the concept acceptable. The applicant will return at a later date with final plans.

Midas Enterprises Inc, 151 Main St, Various façade changes

Jay Caroli presented the application. The applicant proposes various façade changes and an extension of the porch (which has already been constructed without town approval). Elevations prepared by Mr. Caroli dated 2/16/16 were reviewed. Concerns were raised about the trim on the upper portion of the front porch (which has already been constructed without town approval), the railing details on the south elevation, and the porch extension. Concerns were also raised regarding the concrete facing

below the porch. The original elevations did not specify the face materials. All other modifications were found acceptable.

A motion was made by Mr. McKee to recommend approval except for upper portion of the front porch, the railing details on the south elevation, and the porch extension and to classify the changes as minor.

Motion passed unanimously.

The consensus of the Commission was to schedule a site walk at 4:45 pm on March 9, 2016 to view the building and to then discuss the issues of concern at the March 9th meeting.

Anderson Leveille, 435 Moscow Road, Modify roof design - Discussion Only

Stefan Windler and Mark Ray presented photographs of the existing building. They are considering leasing the Moscow Mills building for use as a cider processing facility and retail shop. They need to reconstruct the flat roof on the portion of the building facing the Moscow Road in order to accommodate their processing tanks. They are proposing to construct a gambrel roof similar to the roof on the adjacent Patterson Smith building. In general, the Commission found the concept acceptable. The applicant will return at a later date with final plans.

South Main Street Development LLC, 288 South Main Street, Addition of condensers on front elevation

Peter Roberts presented the application. The Commission reviewed the previously approved elevations, a cut sheet for the condensers, and a railing detail. The applicant proposes to install two condenser units on the front elevation and one unit on the rear of the north elevation. The condensers are 36" x 36" x 12.5". One condenser will be on the porch of unit 2 and the others will be on the outside walls of unit 3 and 4. A railing will be installed on the unit 2 porch to screen the condenser from view. The unit 3 condenser will be behind proposed plantings and should not be visible from the road.

A motion was made by Mr. McKee to recommend approval as proposed and to classify the changes as minor.

Motion passed unanimously.

Minutes

No edits were made to the January 27, 2016 draft minutes.

The meeting adjourned at approximately 7:45 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

March 23, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, March 23, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Gordon Dixon, Sam Scofield, Barbara Baraw, George Bambara and McKee MacDonald

Members Absent: Cindy McKechnie,

Staff Present: Rich Baker

Midas Enterprises Inc, 151 Main St, Various façade changes Brian Leven and Jay Caroli presented the application. The Commission previously reviewed plans related to this project. The applicant has returned with further revisions. The Commission based its findings on review of elevations prepared by Jay Caroli dated 3/24/16 and lighting cut sheets. The windows will be similar to the existing building window style and will be required to be true or simulated divided light. The actual as-built porch trim installed was not the same as the original elevation approved by the DRB. The applicant is requesting approval of the as-built construction. The Commission finds it disappointing that the applicant constructed the porch not in accordance with the approved plans. At a previous meeting various alternative designs were discussed that might be an acceptable adaption suitable for the as-built construction. The proposed gutter detail on the revised plans is more in proportion than the as-built construction and is found to be acceptable. The actual as-built porch was extended longer than the original elevation approved by the DRB. The applicant is requesting approval of the as-built construction. The as-built construction was found to be compatible with the building design. All new lighting will be downward directed wall lights. Although not historic, they are minimal in size. The mechanical unit is on a rear elevation not visible from the road. The two mechanical vents are minimal in size and have limited visibility. A rail fence is proposed on the west and south elevation and is required to address safety concerns. The fence/rail detail on the plans was found to be acceptable.

A motion was made to recommend approval of the application with an amendment of the plan to show the electrical mast on the east elevation.

The motion passed 5-0.

109 Main St LLC, 109 Main Street, Front façade changes

Graham Mink presented the application via a speaker phone conversation. The applicant is proposing to modify the front façade including an extension of the porch across the middle portion of the building. The Commission based its findings on review of elevations prepared by Silver Ridge Design last revised 2/29/16. The consensus of the Commission was that the porch extension and other façade modifications appeared to be acceptable. However, the

elevations lacked certain details and had some inconsistencies. The applicant will return to the Commission with more complete plans.

Town of Stowe, Mayo Polo Filed, Polo Field Shelter The Mayo Farm Management Plan encourages new buildings to be compatible with the agricultural nature of the area. The Commission has been asked to comment on a proposed Polo Field shelter. Plans and a photograph for a shelter built in Montpelier were presented. The Commission found the shelter to be acceptable, but recommended that the arch on the gable end be removed so that the area below the roof forms a straight line on all elevations. This was found to be a more simple design that would be found on an open-sided agricultural building.

A motion was made to recommend approval of the shelter with the recommended revisions. The motion passed 5-0.

April SHPC Schedule

No staff was available for the April 13th meeting. The April 13th meeting was cancelled and a special meeting was scheduled for April 6th.

Minutes

No edits were made to the March 9, 2016 draft minutes.

The meeting adjourned at approximately 6:45 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

April 6, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, April 6, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Gordon Dixon, Sam Scofield and Barbara Baraw,

Members Absent: Cindy McKechnie, George Bambara and McKee MacDonald

Staff Present: Rich Baker

109 Main St LLC, 109 Main Street, Front façade changes

Graham Mink presented the application. The Commission reviewed elevations prepared by Silver Ridge Design last revised 4/6/16. The applicant is proposing to modify the front façade including an extension of the porch across the middle portion of the building. Concerns were raised about getting the porch elevation to work with the grade. The applicant will need to figure out how to lower the existing grade to get the approved door height shown on the elevation. Any change in the elevation will require further review by the Commission. The applicant explained that the staff in charge of the federal tax credits required the one-over-one windows to remain. The Commission would have preferred that these be changed to match the existing two-over-two windows, but accepted the windows as proposed. The lights and awning were found to be acceptable.

A motion was made to recommend approval and to classify the application as significant.

The motion passed 4-0.

109 Main St LLC, 109 Main Street, Front façade changes

Graham Mink presented the application. The building has an existing historic sign that is nonconforming in size. Section 13.10 allows a nonconforming historic sign size to remain with a positive recommendation of the Commission. The members found the proposed sign to be compatible with the building.

A motion was made to recommend approval.

The motion passed 4-0.

Gordon Dixon, 3148 Mountain Road, New Construction (discussion only).

Gordon Dixon is submitting an offer to enter into a contract to purchase the old Stowe-Away building. He discussed his general plans in order to obtain initial feedback from the Commission. He plans to demolish the existing building and construct a similar style building at the same location. The building would have three residential units. He would then construct two other buildings in the rear. Each building would have three residential units. There would be limited visibility of the rear buildings going south on Mountain Road. The Commission found the general concept acceptable.

Regulation of Residential HVAC units

Rich Baker pointed out some ambiguity in the regulations regarding residential HVAC units in the SHOD and next to historic buildings. The Commission would like to maintain design review of all permanent external mechanical and electrical structures (such as generators) in the SHOD and adjacent to historic buildings outside the SHOD. Rich will recommend language changes to the Planning Commission to ensure this review continues.

Minutes

No edits were made to the March 23, 2016 draft minutes.

The meeting adjourned at approximately 6:45 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

April 27, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, April 27, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Gordon Dixon, Sam Scofield and Barbara Baraw, Cindy McKechnie (alternate), George Bambara (alternate)

Members Absent: McKee MacDonald

Staff Present: Rich Baker

Lisa Mara and Tyson Bry, 161 Mountain Rd, Replace window with French doors; replace door with window; exterior lighting, remove chimney

Lisa Mara and Tyson Bry presented the application. Mr. Dixon recused himself from the discussion and vote. The Commission reviewed photographs mocked up to show the chimney removal, door replacement and French doors. Lighting cutting sheets were also presented. All modifications were found to be acceptable.

A motion was made to recommend approval and to classify the application as minor.

The motion passed 5-0.

Peak Properties, LLC. 56 Old Farm Rd. (Stowe Electric Building), Construct 45'x56' addition for residential/commercial use

Brendan O'Reilley presented the application. Ms. McLane recused herself from the discussion and vote. The Commission reviewed elevations prepared by Kim Brown dated 4/27/16. The existing building is not historic. The existing building was constructed before the Town had design review. The proposed addition was found to be too massive in scale. It was suggested that the addition not match the existing building's style since the existing building would not meet the current design standards.

The applicant will modify the plans and return at a later date for further review.

Jane Grayson, Replace two basement windows with three windows; replace existing timber retaining wall with a boulder wall

The applicant was not present and Mr. Baker explained the request. The Commission reviewed a sketch and photographs. The new windows will match the first floor windows and will be aligned with the windows on the first floor. The Commission found that the wall and new windows would not be visible from Maple Street.

A motion was made to recommend approval and to classify the application as minor.

The motion passed 5-0.

Todd Renz, 243 Mountain Road, Modify wall to boulder wall

The applicant was not presented. The Commission previously approved constructing a barn and crib wall on this parcel. The applicant would like to now build a boulder wall instead of a crib wall. Mocked up plans prepared by Malcom Appleton were reviewed. The Commission had questions about the height of the wall and size of the boulders.

The Commission directed staff to have the applicant to come to the next SHPC meeting to explain the project.

Discussion of Minor Amendments

Doug White and Drew Clymer, DRB members, participated in a discussion regarding the approval of minor amendments to commercial projects. Concerns were raised by the DRB members regarding design modifications of projects previously approved by the DRB. A discussion was held regarding the current approval process, the length of time to obtain approvals, and recent and past design modifications of considered to be minor. The consensus was that the zoning regulations do not need to be modified. Instead, the DRB could place a condition on certain approvals that any change on a principal façade would require review and approval by the DRB. This would allow a determination on a case-by-case basis as to what building façade changes are most important and justify a warned DRB hearing.

Minutes

No edits were made to the April 6, 2016 draft minutes.

The meeting adjourned at approximately 7:30 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

May 11, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, May 11, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Gordon Dixon, Sam Scofield, Cindy McKechnie (alternate), McKee MacDonald and George Bambara (alternate)

Members Absent: Barbara Baraw

Staff Present: Rich Baker

109 Main LLC, 109 Main Street, Façade changes

Graham Mink presented the application. The locations of two windows adjacent to the front door need to be slightly revised due to the discovery of an existing beam. The Commission reviewed a revised elevation from Silver Ridge Design last dated 4/30/16. The revised window location was found to be acceptable. However, it was recommended to relocate the porch posts to locations marked on the elevations. The applicant agreed with the change.

A motion was made to recommend approval and to classify the application as major revision.

The motion passed 5-0.

109 Main LLC, 109 Main Street, Addition of fence

Graham Mink presented the application. Sam Scofield recused himself. The applicant presented a site plan to install a new driveway adjacent to the church driveway. A six-foot-high stockade fence is proposed between the two driveways. The fence would be visible from the street and was found not to be compatible with the village setting.

A motion was made to recommend denial and to classify the application as major revision.

The motion passed 5-0.

South Main Street Ventures LLC, 954 South Main Street, Reconstruct storage shed

Peter Anderson and Todd Fletcher presented the application. The applicant proposes to reconstruct an existing shed used for storage. Photographs were mocked up showing the plan reconstruction. Concerns were raised about the proportions of the window sizes. The applicant agreed to modify the window sizes accordingly.

A motion was made to recommend approval conditioned upon the applicant returning to the next meeting with more detailed elevations and to classify the application as major revision.

The motion passed 5-0.

Midas Enterprises, 151 Main Street, Addition of railings

Jay Caroli presented the application. The applicant proposes to add railing along the north elevation in order to meet the fire code access requirements for fall protection. The Commission reviewed elevations prepared by Jay Caroli dated 5/10/16. The Commission recommended that the railing on

the back half of the building all have the same design as the steps railing. The applicant agreed to this change.

A motion was made to recommend approval conditioned upon revising the rear railing to all match the step railing and to classify the application as a major revision

The motion passed 5-0.

Peak Properties, LLC. 56 Old Farm Rd. (Stowe Electric Building), Construct 45'x56' addition for residential/commercial use

Brendan O'Reilley presented the application. Ms. McLane recused herself. The Commission previously reviewed plans for this addition and found them to be unacceptable as presented. The Commission reviewed revised elevations prepared by Kim Brown dated 5/11/16. The existing building is not historic. The existing building was constructed before the Town had design review. The proposed revised addition was found to be acceptable in concept. However, various errors in the drawing were found that would make the addition impossible to construct as shown. The Commission asked for more accurate elevations and more detailed information.

The applicant will modify the plans and return at a later date for further review.

Minutes

No edits were made to the April 27, 2016 draft minutes except for a typo error.

The meeting adjourned at approximately 6:30 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

May 25, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, May 11, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Gordon Dixon, Sam Scofield, Cindy McKechnie (alternate), McKee MacDonald and George Bambara (alternate)

Members Absent: Barbara Baraw and Sarah McLane

Staff Present: Rich Baker

South Main Street Ventures LLC, 954 South Main Street, Reconstruct storage shed

Peter Anderson and Todd Fletcher presented the application. The applicant submitted elevations based upon the discussion at the last meeting. The applicant proposes to reconstruct an existing shed used for storage. Photographs were mocked up showing the plan reconstruction. The shed building was constructed after 1970 and was found to have no historic significance.

A motion was made to recommend approval as presented and to classify the application as major revision.

The motion passed 5-0.

Peak Properties, LLC. 56 Old Farm Rd. (Stowe Electric Building), Construct 45'x56' addition for residential/commercial use

Brendan O'Reilley presented the application. The Commission previously reviewed plans for this addition and recommended various changes. The Commission reviewed revised elevations prepared by Kim Brown dated 5/17/16. The existing building is not historic. The existing building was constructed before the Town had design review. The addition was found to be acceptable as proposed given that the existing building is not historic and is not located in the vicinity of any historic buildings. All windows will be SDL windows. The doors shown as glass will be all glass commercial doors.

A motion was made to recommend approval as presented and to classify the application as major revision.

The motion passed 5-0.

Ampersand Properties, LLC. 37 Depot St, Modify Entry

Sam Scofield presented the application. The Commission previously reviewed and recommended approval of this entry modification. The Commission reviewed a hand-drawn modification of the previous plans prepared by Sam Scofield. The revised plans modify the columns to be 6.5 deep and attached to the building. The revised plan reduces the possible damage from snow plows and trucks that will be travelling close to the entry.

A motion was made to recommend approval as presented and to classify the application as minor revision given that it previously was classified as a minor revision.

The motion passed 5-0.

Minutes

No edits were made to the May 11, 2016 draft minutes.

The meeting adjourned at approximately 6:40 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

June 8, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, June 8, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Gordon Dixon, Barbara Baraw, Sam Scofield, McKee MacDonald

Members Absent: George Bambara and Cindy McKechnie

Staff Present: Rich Baker

Midas Enterprises, 151 Main St, Screening HVAC

Jay Caroli presented the application. The applicant submitted elevations dated 5/15/16 showing the mechanicals. The DRB has asked the SHPC to review the need for screening and questioned when the mechanicals were installed. The applicant submitted a 2008 photograph showing the mechanicals were in place at that time. Some of the mechanicals were replaced with similar sized units. A deck was recently built to replace the pallets that were under the older units. The Commission found that screening would draw attention to the units and instead recommended painting the deck black.

A motion was made to recommend approval for painting the deck black and to not install fence screening.

The motion passed 5-0.

Harry & Anne Rinderknecht / (Discussion Only by Weston Noyes), 422 Maple Street, Façade renovation/demolition

Weston Noyes was before the Commission for discussion of possible renovations and demolition at 422 Maple Street. No plans or sketches were submitted. There was a general review of the process and criteria for demolition and renovation. No official action was taken.

Nichols Estate (Discussion Only by Bobby Roberts), 1900 Waterbury Rd, Demolition of Nichols Lodge

Bobby Roberts was before the Commission to discuss possible demolition of the Nichols Lodge under the criteria of having no historic or architectural significance. He presented photographs of the existing building. The Commission was provided a copy of the historic inventory. The Commission found there had been substantial changes made to the building. However, some of the original front façade was still intact. The consensus was that partial demolition would likely be recommended. No official action was taken.

PIRAQ LLC, 3148 Mountain Rd, Construct Multi-Family Dwelling Buildings

Gordon Dixon and Sam Scofield presented the application. The Commission reviewed photographs, elevations, floor plans and a site plan prepared by Sam Scofield dated 6/8/16, lighting cut sheets, mechanical cut sheets, and a landscaping plan prepared by Wagener Hodgson dated 6/3/16. As part of the DRB approval for demolition, a new building shall be a similar style and mass of the existing Stowe-Away building. The Commission reviewed a photograph of the existing structure and a photo simulation of the new building from the same perspective. The new building was found to have a similar mass, height and size as the existing building. The Board reviewed the criteria for new

buildings. All lighting was found to be downward lighted or minimal in appearance. All mechanicals were residential in size and were found to be screened from the view of Mountain Road by the building themselves or landscaping.

A motion was made to recommend approval as submitted and to classify the project as a significant project.

The motion passed 3-0. Mr. Dixon and Mr. Scofield members recused themselves as Commission members due to their involvement with the project.

Minutes

No edits were made to the draft minutes.

The meeting adjourned at approximately 7:00 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

June 22, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, June 22, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Gordon Dixon, Barbara Baraw, Sam Scofield, McKee MacDonald, and George Bambara (alternate)

Members Absent: Cindy McKechnie

Staff Present: Rich Baker

Chris Cary, 33 Sylvan Park Rd, Construct privacy fence

Chris Cary presented the application. The applicant submitted a plan showing the location of the fence and a cut sheet. The fence was found to not be visible from any public roads.

A motion was made to recommend approval as presented and to classify the application as minor. The motion passed 5-0.

South Main Street Development LLC, 288 South Main St, Modifications to rear building elevations

Peter Roberts presented the application. The applicant submitted a sketch elevation. The applicant is requesting to construct decks on the rear elevations and to remove a deck on the interior elevation. The Commission found that more complete elevations were required for review. There was a consensus that the conceptual plan was generally acceptable. The applicant will return with more detailed elevations at the next meeting.

Rose Marie Glen, 359 Maple St, Construct roof over existing porch

Dean Lyon presented the application. This project was started without a zoning permit. The applicant submitted a photograph showing partial construction of the roof. The Commission asked for details on the trim. A site walk was conducted by all members and the applicant. The Commission returned to the meeting. The Commission found that matching the trim of a similar roof in the rear porch was sufficient for this project. The porch was found to not be visible from any roads.

A motion was made to recommend approval with a condition that the trim match the other existing porch in the rear and to classify the application as minor.

The motion passed 5-0.

Minutes

No edits were made to the draft minutes.

The meeting adjourned at approximately 7:00 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

July 13, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, July 13, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Barbara Baraw, Sam Scofield, McKee MacDonald, and George Bambara (alternate)

Members Absent: Cindy McKechnie and Gordon Dixon

Staff Present: Rich Baker

Bruce & Skeeter Austin, 300 River Rd. Erect 12' x 16' garden shed with 2 attached 8' x 16' lean-tos

Skeeter Austin presented the application to construct a shed. The applicant submitted a plan showing the location of the shed and a cut sheet of the shed. The house is not historic. The shed was found to not be visible from any public roads.

A motion was made to recommend approval as presented and to classify the application as minor.

The motion passed 4-0. (Mr. MacDonald was absent for application)

Maggie MacDonald/Peggy Smith , 57 Highland Ave, Install 3 windows

Chap Smith presented the application to install three windows. The applicant submitted photographs showing the window locations and photographs of the windows to be used. The building is not historic.

A motion was made to recommend approval as presented and to classify the application as minor.

The motion passed 4-0. (Mr. MacDonald recused himself)

Karen Fahey, 166 South Main St, Remove stair railings

Karen Fahey presented the application to remove railing from steps that are not in use. The applicant submitted a photograph of the steps and railing. The railing on the porch will remain. The applicant was advised to make sure the steps and railing are not required the Vermont Division of Fire Safety. The building is not historic. The railings were found to be not important to the building design.

A motion was made to recommend approval as presented and to classify the application as minor.

The motion passed 5-0.

South Main Street Development LLC, 288 South Main St, Modifications to rear building elevations

Peter Roberts presented the application. The applicant submitted elevations and a site plan. The applicant is requesting to construct decks on the rear elevations and to remove a deck on the interior elevation. The changes were found to have limited or not visibility from the road. The building is not historic. The application has been referred to the DRB for various site changes.

A motion was made to recommend approval as presented.

The motion passed 5-0.

Harry & Anne Rinderknecht / (Discussion Only by Weston Noyes), 422 Maple St, Façade renovation/demolition

Weston Noyes presented the application to demolish the house and construct a new dwelling. The applicant submitted a narrative, maps, a site plan, mold report, architectural analysis and conceptual elevations. The reports documented the poor condition of the house including structural problems. The consensus of the Commission was that demolition was warranted under 10.8(B). The Commission also reviewed the elevations. The consensus was that the overall mass and scale of the proposed house needs to be reduced given its location above the road.

The applicant will return with a formal application at a future meeting.

Mt Mansfield Ski Winter Academy (discussion only – exempt for design review as a school), 3576 Mountain Rd, Construction of exercise facility/ demolition of chalet building

Sam Scofield presented elevations and a site plan for a proposed exercise facility. The school is exempt from design review under 24 VSA §4413. The Commission reviewed photographs of the chalet to be demolished. The chalet was found to be in disrepair beyond reasonable repair. The consensus of the Commission was that demolition was warranted under 10.8(B). No formal action was taken since the project is exempt from design review.

Minutes

No edits were made to the draft minutes.

The meeting adjourned at approximately 6:45 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

July 27, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, July 27, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Barbara Baraw, Gordon Dixon, and George Bambara (alternate)

Members Absent: Cindy McKechnie, McKee MacDonald and Sam Scofield

Staff Present: Rich Baker

South Main Street Development LLC, 288 South Main St, Modifications to rear building elevations

Peter Roberts presented the application. The applicant submitted elevations, trim details and a site plan dated 7/2/7/16 that were revised to show all modifications to date. The rear elevation will now be clapboards. All other changes were previously reviewed by the Commission.

A motion was made to recommend approval as presented.

The motion passed 5-0.

Harry & Anne Rinderknecht / (under contract Weston Noyes), 422 Mape St, Demolish House

Weston Noyes presented the application. The applicant submitted a narrative, maps, a site plan, mold report, architectural analysis and conceptual elevations. The reports documented the poor condition of the house including structural problems. The Commission had informally reviewed the same documentation at the last meeting and found that demolition was warranted under 10.8(B). Any replacement building will require design review. Detailed plans showing all trim details will be required. There was discussion about the scale and mass of any new buildings. The house site elevation is higher than Maple Street. The Commission will need to consider the affect the higher location has on the scale and mass of a new building. The overall height and size when viewed from the street will need to be considered.

A motion was made to recommend approval as presented.

The motion passed 5-0.

South Main Street Development LLC, 222 South Main St, Convert House to Triplex; Façade Modifications (Discussion Only)

Luke Colombo, a potential buyer of the parcel, was present to discuss the proposed project. If purchased, Mr. Colombo would like to convert the building into three units. He submitted photographs modified with changes and a door cut sheet. The consensus of the Commission was that the modifications were acceptable. The Commission would like detailed drawings of any facades with significant changes. Modified photographs and cut sheets would be acceptable for facades with only window and door changes. The consensus was that the proposed door was inappropriate for style of the house.

No official action was taken regarding this project.

Lelia Evans, 255 Tamarack Rd. Façade Modifications

Gordon Dixon presented the application to remove the sun room and modify the facades. Photographs modified with the new window locations and cut sheets were submitted.

A motion was made to recommend approval as presented and to classify the application as minor.

The motion passed 3-0. (Mr. Dixon recused himself)

Minutes

No edits were made to the draft minutes.

The meeting adjourned at approximately 6:20 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

August 10, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, August 10, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Barbara Baraw, Gordon Dixon, McKee MacDonald, Sam Scofield and George Bambara (alternate)

Members Absent: Cindy McKechnie,

Staff Present: Rich Baker

Thom Properties LLC, 35 South Main St, Modification of Lights

Jason Thom presented the application. The applicant submitted a photograph of lights added to the side of the building. The lights were found to be compatible with the building.

A motion was made to recommend approval as presented and to classify the project as a minor amendment.

The motion passed 5-0.

Nancy Bradbury Revocable Trust, 100 Haul Rd, Demolish House

David Bradbury presented the application. Mr. MacDonald recused himself from the review. The applicant submitted a structural inspection report prepared by DeWolfe Engineering dated 7/15/16, an asbestos report prepared by Wheeler Environmental dated 8/2/16 and photographs of the existing building. Christopher Temple, P.E. found that the "restoration of the home is not financially feasible nor practical structurally". All mechanical systems would require replacement and the building was found to have structurally issues. Extensive asbestos was also found throughout the building. Any replacement building will require design review if within 200 feet of the historic house site.

The Commission reviewed the demolition criteria under 10.8 and found that 10.8(B) was met since the condition of the building has deteriorated to such a degree rehabilitation and use of the building is not feasible.

A motion was made to recommend approval the demolition.

The motion passed 5-0.

Minutes

No edits were made to the draft minutes.

The meeting adjourned at approximately 6:00 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

August 24, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, August 24, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Cindy McKechnie(alternate), Sam Scofield and George Bambara (alternate)

Members Absent: Barbara Baraw, Gordon Dixon, McKee MacDonald

Staff Present: Rich Baker

Bodo Lieweher, 742 South Main Street, Addition of window

Bodo Lieweher presented the application. The applicant submitted a photograph of an egress window to be replaced in the rear of the building. The new window is requires a slightly larger opening. The window is a similar style to the other windows.

A motion was made to recommend approval as presented and to classify the project as a minor amendment.

The motion passed 4-0.

Jed Lipsy, 499 Taber Hill Road, Modification of previously approved facades

Jed Lipsy presented the application. The applicant is requesting to modify a previous approval for construction of a barn. The modifications were shown elevations dated 8/24/16. The changes include the addition of a rear door,porch, changes in window configurations and the addition of a dormer.

A motion was made to recommend approval as presented and to classify the project as a minor amendment.

The motion passed 4-0.

Core Group LLC (under contract), 447 Maple Street, Approval of 2004 as-built construction

Jesse Goldfine presented the application. In 2004 the SHPC recommended approval of renovations at 447 Maple Street. The building renovations do not match the approved plans. No Certificate of Occupancy was ever obtained. The applicant submitted photographs of the actual construction. The Commission also reviewed the approved elevations. The front elevation was never altered. The other changes were in the rear of the building.

A motion was made to recommend approval as shown in the photographs and to classify the project as a minor amendment.

The motion passed 4-0.

Minutes

No edits were made to the draft minutes.

The meeting adjourned at approximately 5:30 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

September 14, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, September 14, 2016 in the Akeley Memorial Building starting at approximately 5:00 pm.

Members Present: Sarah McLane, McKee MacDonald and George Bambara (alternate)

Members Absent: Barbara Baraw, Gordon Dixon, Sam Scofield Cindy McKechnie (alternate)

Staff Present: Rich Baker

Ampersand Properties LLC, 18 Main St, Replace storage shed lost in a fire

Ken Biedermann presented the application. The applicant submitted a photograph with the view from Depot Street, a photograph of the shed area, elevations prepared by Sam Scofield, and a site plan. The shed is a simple design with a pitch roof and small porch area. The footprint area is the same as the previous shed that was destroyed by a fire. The shed will be behind the Mansfield House and will have no visibility from a public road.

A motion was made to recommend approval as presented and to classify the project as a minor amendment.

The motion passed 3-0.

Minutes

No edits were made to the draft minutes.

The meeting adjourned at approximately 5:20 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

September 28, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, September 14, 2016 in the Akeley Memorial Building starting at approximately 5:00 pm.

Members Present: Sarah McLane, McKee MacDonald, Barbara Baraw, Sam Scofield, Cindy McKechnie (alternate) and George Bambara (alternate)

Members Absent: Gordon Dixon

Staff Present: Rich Baker

Pall Spera and Beverly Newton, 62 Main Street, Tiling of Entry Steps

Pall Spera presented the application. The applicant submitted photographs of the front entry steps that were tiled without a zoning permit. The applicant explained that he did not know design review was required for changes to his steps. Design review was found to be required under Section 10.5(5), addition or removal of exterior building materials. The entry steps are on a primary façade and highly visible from Main Street. The Commission found that the tiles were not compatible with the building style and would not typically be found in Vermont historic village.

A motion was made to recommend denial as presented.

The motion passed 4-0. Mr. Scofield and Mr. Bambara recused themselves from the discussion and decision.

Weston and Amy Noyes, 422 Maple Street, Construct single-family dwelling

Weston Noyes and David Richardson presented the application to construct a new house. The Commission reviewed a site plan, elevations and cut sheet prepared by Mr. Richardson. Overall the Commission found the submittal to be acceptable. Discrepancies were noted between the door cut sheets and the elevations. It was recommended to have a solid front door with glass side panels. Concern was raised about the mass of the building compared to the existing building. Mr. Scofield requested that the current building outline be superimposed over the proposed elevation. It was also suggested that the neighboring building size and mass be shown to demonstrate the size of the proposed buildings compared to the adjacent buildings. The applicant agreed to submit modified plans to address the Commission's concerns. The Commission agreed to hold a special meeting on October 5th to review the application.

No official action was taken regarding this application.

Lelia Evans, 255 Tamarack Rd, Façade Modifications

Sam Scofield presented façade amendments to a building previously reviewed by the Commission. The modifications eliminate a bump-out in the building that was not part of the original building.

A motion was made to recommend approval as presented and to classify the project as a minor amendment.

The motion passed 5-0.

Todd Renz, 243 Mountain Rd, Change overhead door to man door on north elevation

Rich Baker presented the modification on behalf of the applicant. The applicant has replaced a sliding door with a man door of the north elevation of a barn garage previously reviewed by the Commission. The elevation is not visible from Mountain Road.

A motion was made to recommend approval as presented and to classify the project as a minor amendment.

The motion passed 5-0.

Site Walk

Harry Shepard has requested the Commission conduct a site walk of the May Field barns. The site walk was scheduled for October 5th at 4:45 pm. The regular meeting will start at 5:30. The regularly scheduled meeting for October 12th will be cancelled.

Minutes

No edits were made to the draft minutes.

The meeting adjourned at approximately 6:20 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

October 5, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, October 5, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Gordon Dixon, Barbara Baraw, Sam Scofield, Cindy McKechnie (alternate) and George Bambara (alternate)

Members Absent: McKee MacDonald

Staff Present: Rich Baker

Ampersand Properties LLC, 18 Main St, Amendments to previously approved storage shed

Ken Biedermann presented the application. The applicant previously received approval for a storage shed. Revised plans dated 9/12/16 were submitted with minor changes to the doors and windows.

A motion was made to recommend approval as presented and to classify the project as a minor amendment.

The motion passed 5-0. Mr. Scofield recused himself.

Weston and Amy Noyes, 422 Maple Street, Construct single-family dwelling

Weston Noyes and David Richardson presented the application. They previously presented plans for constructing a new dwelling. Revised plans prepared by David Richardson dated 9/27/16 were presented in addition to a new massing study of adjacent buildings.

A motion was made to recommend approval as presented.

The motion passed 5-0.

Bias-Derry LLC, 199 Edson Hill Road, Façade changes to Winding Brook

Helen Bias presented the application. The Commission reviewed current and historic photographs of the building, elevations prepared by Hinge Architects dated 4/8/16 and schematics of proposed changes. Various inaccuracies were found in the elevations. The applicant would like to change the siding, change certain windows and doors, reconstruct the rear decks, and change a roof to a flat deck. The consensus of the Commission was that:

- Vertical board and batten boards on the top half of the building and wide plank boards on the bottom half of the building would be acceptable
- A faux roof should be installed so that the proposed deck is not visible from the road and the general roofline appearance in the front is preserved

The applicant will return to the Commission with the following:

- Site plan
- Accurate existing elevations
- Proposed elevations including lighting and outside mechanicals
- Cut sheets for new doors, windows, railing, lighting and proposed mechanicals

Change in Meeting Schedule

The Commission changed the date of the regularly scheduled October 26th meeting to October 19th.

Minutes

No edits were made to the draft minutes.

The meeting adjourned at approximately 7:00 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

October 19, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, October 19, 2016 in the Akeley Memorial Building starting at approximately 5:00 pm.

Members Present: Sarah McLane, Barbara Baraw, Gordon Dixon, Sam Scofield, and George Bambara (alternate)

Members Absent: McKee MacDonald and Cindy McKechnie (alternate)

Staff Present: Rich Baker

Marc Resnic & Gordon Senzer Sullivan M & Synergy Concepts LLC, 1659 Pucker Street, Replace and enlarge uncovered porch

The applicant submitted a photograph of the building side with enlarge deck sketched on the photograph. The applicant is requesting to replace a 5' x8' deck with a 10' x 16' deck. Railings are proposed to match the existing railing. The Commission telephoned the applicant to add for more details. It was pointed out that the proposed configuration would result in roof drainage onto the deck. More details were requested by the Commission. The applicant will submit more detailed plans for the next meeting.

No official action was taken.

Rob Gianni, 1728 Stowe Hollow Rd, Construct addition to barn

Ernie Rusky presented the application. The applicant submitted a site plan and elevations prepared by Tektonika Studio Architects dated 10/11/16. The barn/garage is not historic, but is within 200 feet of an historic house. The Commission found that the addition and deck would compatible to the barn style.

A motion was made to recommend approval as presented.

The motion passed 5-0.

Bias-Derry LLC, 199 Edson Hill Road, Façade changes to Winding Brook Lodge

Helen Bias presented the application. The Commission previously reviewed another version of the project and had recommended various changes. The applicant submitted a site plan, proposed elevations prepared by Hinge Architecture dated 10/19/16, and existing elevations. The applicant is replacing the siding, door configuration and adding a deck with an altered roof line. There was extensive conversation regarding the window sizes and styles and the siding type. The applicant stated that the current preference would be channel rustic boards for the lower horizontal boards and board and batten for the upper vertical siding. They also stated that the elevations titled "new changes with small deck" are the proposed elevations. The Commission also reviewed the proposed lighting. The applicant indicated they may want to make some further changes to the window style and siding type. Any such changes would require review by the Commission.

A motion was made to recommend approval with the A201 modified to indicate channel rustic boards for the lower horizontal boards and board and batten for the upper vertical siding and of the elevations titled "new changes with small deck".

The motion passed 5-0.

Luke Colombo, 222 South Main Street, Convert single-family dwelling to duplex; façade changes

The applicant was not present. The Commission reviewed elevations prepared by Kim Brown dated 10/19/16. The Commission previously informally reviewed this project. The applicant is proposing reconfiguration of the windows and doors. The Commission had questions about the two front entries in regards to door style, handrails, and the presentation on the elevations. They found the other changes acceptable.

A motion was made to recommend approval as presented except for the two front entries. The front entries will require further review by the Commission.

The motion passed 5-0.

Brendan Bradley, 181 Maple Street, construction of rock walls

Sam Scofield presented the application. Various stone walls less than 3 feet high were constructed in the rear of the property and a wall is under construction on the side. The Commission reviewed photographs of the walls. All walls were found to be compatible with the building and appropriate for the village.

A motion was made to recommend approval as presented.

The motion passed 4-0. Sam Scofield recused due to his involvement in the project.

Minutes

No edits were made to the draft minutes.

Upcoming Meetings

The October 26th meeting was cancelled. The next meeting is November 9th.

The meeting adjourned at approximately 7:30 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

November 9, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, November 9, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Barbara Baraw, Gordon Dixon, Sam Scofield, McKee MacDonald, Cindy McKechnie (alternate) and George Bambara (alternate)

Members Absent: None

Staff Present: Rich Baker

Bias-Derry LLC, 199 Edson Hill Road, Façade changes to Winding Brook Lodge

Helen Bias presented the application. On October 19, 2016, the Commission approved façade changes for this building. The applicant presented modification of the windows, doors, and lighting from the previous submittal. The east (front) elevation was modified at the meeting to show mullion dividers on three sliding windows to indicate the steps on the front left side will come to grade.

A motion was made to recommend approval as modified. The motion passed 5-0.

Marc Resnic & Gordon Senzer Sullivan M & Synergy Concepts LLC, 1659 Pucker Street, Replace and enlarge uncovered porch

This project was previously reviewed on October 19, 2016 at which time the applicant said he would return with revised plans. No plans were submitted and the applicant was not present. No action was taken on this application.

Luke Colombo, 222 South Main Street, Convert single-family dwelling to duplex; façade changes

Luke Colombo presented the application. On October 19, 2016, the Commission approved façade changes for this building with the exception of the two front entries. The applicant returned with cut sheets and revised elevations for the entries.

A motion was made to recommend approval as submitted. The motion passed 5-0.

Jane Towslee Revocable Trust, 205 Maple Street, Construct shed

Brook Clarks presented the application. The Commission reviewed a site plan prepared by McCain Consulting and elevations prepared by Brooks Clark.

A motion was made to recommend approval as submitted. The motion passed 5-0.

533 Maple Street LLC, 533 Maple Street, Reconfiguration of windows in rear

Rich Baker presented the application because the applicant could not be present. The Commission reviewed window cut sheet and a photograph mocked up to show the new windows.

A motion was made to recommend approval as submitted. The motion passed 5-0.

Pall Spera and Beverly Newton (discussion only), 62 Main Street, Tile entry steps

Pall Spera was present to discuss the tile steps that were installed. The Commission previously recommended denial of the as-built construction. It was suggested that Mr. Spera contact a concrete contractor about removing the tiles and installing a concrete finish coat. It was agreed that a concrete finishing coat would not require a zoning permit since the steps are currently concrete. No action was taken regarding this project.

Minutes

No edits were made to the draft minutes.

Upcoming Meetings

The meetings normally scheduled for November 23rd and December 28th were cancelled. Instead meetings will be held on November 30th and December 14th.

The meeting adjourned at approximately 7:00 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

November 30, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, November 30, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Gordon Dixon, McKee MacDonald, and George Bambara (alternate)

Members Absent: Sam Scofield, Barbara Baraw and Cindy McKechnie (alternate)

Staff Present: Rich Baker

Extra Mile LLC, 14 Barrows Rd (Ten Acres Lodge), Demolish shed

Mark Fucile presented the application. The applicant is requesting to demolish a shed behind the Ten Acre Lodge. Photographs of the shed were presented. The shed was built around 1950 according to the historic survey. The Commission found that the shed had no historic or architectural significance.

A motion was made to recommend approval of the demolition under Section 10.8(1)(A). The motion passed 4-0.

109 Main LLC, 109 Main St, Construct shed in rear of building

Graham Mink presented the application. The applicant presented a photograph of a proposed shed to be constructed behind the building. The Commission found the shed design to be acceptable if placed in a location that had limited visibility from the road or church. The applicant will return at a future meeting with a final shed design and site plan. No official action was taken.

Lelia Evans, 255 Tamarack Rd, Change door to window

Gordon Dixon presented the application. The applicant would like to convert a door to a window that matches an existing adjacent window. The applicant presented a photo-simulation of the proposed elevation. The Commission found that the window was acceptable as presented.

A motion was made to recommend approval as submitted. The motion passed 3-0. Mr. Gordon recessed himself.

Minutes

No edits were made to the draft minutes.

Upcoming Meetings

The next meeting is December 14th. The December 28th meeting has been cancelled.

The meeting adjourned at approximately 5:45 p.m.

Respectfully submitted, Richard Baker

Stowe Historic Preservation Commission

Town Of Stowe

December 12, 2016

Minutes

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday, December 12, 2016 in the Akeley Memorial Building starting at approximately 5:15 pm.

Members Present: Sarah McLane, Barbara Baraw, Gordon Dixon, McKee MacDonald, and George Bambara (alternate)

Members Absent: Sam Scofield, and Cindy McKechnie (alternate)

Staff Present: Rich Baker

109 Main LLC, 109 Main St, Construct shed in rear of building

Graham Mink presented the application. The Commission previously had reviewed a photograph of a proposed shed and found the shed design to be acceptable if placed in a location that had limited visibility from the road or church. The Commission reviewed a sketch elevation, the original photograph showing the basic style and a site plan. The applicant also presented a proposed downward light for the rear. Two lights were installed on the building that were not approved. The installed lights create off-site glare. The proposed lights were found to be acceptable as presented.

A motion was made to recommend approval of the shed and lights as submitted and to classify the shed and lights as minor amendments. The motion passed 5-0.

Peak Properties LLC, 56 Old Farm Road, Construct addition

Dave Lachtrupp and John Lupine presented the application. The applicant proposes to construct an addition for a mixed use building. This project is an amendment of a previously approved addition. The Commission reviewed a site plan and elevations prepared by Kim Brown. Concerns were raised about the large gables on the northwest and southeast elevations. A discussion took place on possible solutions. The applicant proposed raising the trim board by approximately two feet and to extend the vertical siding to the trim board. This was found to be acceptable. This project will require DRB review.

A motion was made to recommend approval of the addition with the proposed modification of the gable ends. The motion passed 5-0

Review of Elevations for 3148 Mountain Road

The SHPC previously recommended, and the DRB previously approved, demolition of 3148 Mountain Road conditioned upon submittal of as-built elevations before a zoning permit was issued. Gordon Dixon, the owner's representative, submitted the elevations and photographs to the Zoning Administrator. The Zoning Administrator reviewed the elevations with the Commission. They found the as-built elevations and photographs to be an adequate historical record. No official action was required.

Minutes

No edits were made to the draft minutes.

The meeting adjourned at approximately 6:10 p.m.

Respectfully submitted, Richard Baker