



**Development Application**  
**Town of Stowe Zoning Department**  
**PO Box 730**  
**Stowe VT 05672**  
**Voice (802) 253-6141**

**Project #**  
 (To be assigned) **6191**

**Date Received:** **1/31/2020**

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

**Owner Information**

Property Owner

**Concerto LLC**

Mailing Street Address  
 City, State and Zip

**1799 Mountain Road, Stowe, VT 05672**

Phone Number

Day: **617378 8054** Other phone or email: **cshepardconsulting@gmail.com**

**Applicant/Contact Information (Relationship to Owner)**

- Owner (If so, skip to site information)     Lessee     Contractor  
 Architect/Designer     Agent for Owner     Under purchase contract

**All information and correspondence is sent to applicant/contact.**

Contact Name

**Colleen Shepard or Pall Spera**

Company (if any)

**CS Consulting**

Mailing Street Address  
 City, State and Zip

**1799 Mountain Rd  
 Stowe VT 05672**

Phone Number

**617378 8054** Other/Email: **cshepardconsulting@gmail.com**

**Site Information**

Physical Address

**1799 Mountain Road, Stowe, VT 05672**

Business (if any)

**Stowe Farmers Market**

Tax Map ID

**06-086.000**

**Please briefly describe the project or request below:**

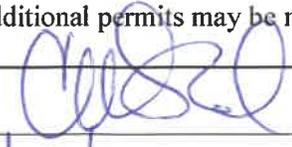
**Renewal of Stowe Farmers Market for  
 2020 and 2021 Seasons. No changes**

**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: **1/9/20**

**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.**



January 27, 2020

Mr. Douglas White  
Development Review Board  
PO Box 730  
Stowe, VT 05672

Dear Mr. White,

On behalf of the Jewish Community of Greater Stowe (JCOGS), located on Cape Cod Road, I hereby give permission for the Stowe Farmer's Market to use our parking lot for their summer 2020 season, May through October. The Market hours are from 10:30 a.m. – 3:00 p.m. every Sunday. We also understand that they will put a sandwich style parking sign at the entrance to our parking lot, as well as specify where to park using cones and signage each week. The Stowe Farmer's Market has added this location to their insurance policy.

We have had this arrangement with the Stowe Farmer's Market for the past 13 years without incident and have appreciated their responsiveness to any of our concerns.

Sincerely,

A handwritten signature in black ink, appearing to be 'Emily Rosenbaum', is written below the word 'Sincerely,'.

Emily Rosenbaum  
President



5. Staff submitted the last DRB decision approving the farmer's market continuation and comments from the Police Chief.
6. This application was reviewed as a continuation of a previously approved conditional use.
7. The Board found the need to review the conditional use standards relating to traffic and parking.
8. **Section 3.7(2)(A)(2) – Traffic on roads and highways in the vicinity:** The Stowe Police Chief previously expressed concerns regarding the traffic impact due to the large number of attendees at the market. As a condition of the April 14, 2009 decision, additional traffic cones were to be installed along Route 108 running from the telephone pole on the property to the south up to the Red Barn driveway entrance as per the instructions of the Police Chief. This was completed in the 2009 season and has eliminated parking on this side of Route 108 which has helped with traffic congestion. With the 2014-2015 extension approval, the Board expressed concerns about the perceived increases in traffic congestion on Mountain Road due to the market operations. They encouraged the applicant to better address traffic congestion related to the market and to suggest possible mitigation measures to reduce the impact. The applicant previously submitted a traffic report prepared by Conley Associates dated 9/10/2014 as part of the 2016-2107 approval. The traffic study recommended traffic control personnel during peak hours of operation. The applicant previously testified that they have hired traffic control personnel for certain peak weekends and would like to hire additional traffic control personnel. However, the Stowe Police have indicated that only Stowe Police Officers can be used for traffic control and that they are not always available when desired.

**Conclusion:** The existing traffic controls that are available are adequate to alleviate undue adverse impact on the adjacent roadways.

9. **Section 4.7(2)(B)(6) & 4.9(1)(D) – Circulation and Parking:** The applicant is proposing to utilize parking on the lawn and in the parking lots at the Red Barn Shops. The applicant has previously has parking agreements with the 108 West Center for 10 parking spaces and with the Jewish Community of Greater Stowe Center (JCOGS). Signage has been used to direct patrons to the parking lots and to let patrons know of areas where parking is not permitted.

**Conclusion:** The Board concludes that as long as the agreements with the adjacent property owners remain in effect, the applicant has addressed the parking needs and that the existing parking signage was adequate to direct patrons to the approved parking areas. The applicant would need to return to the Board immediately for further review of this issue should those agreements be terminated. Copies of the parking agreements shall be submitted to the Zoning Administrator before the start of the each season.

## **DECISION**

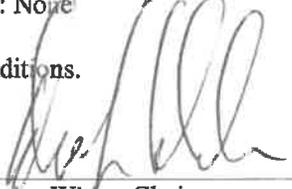
Based upon the foregoing Findings of Fact, in RE: **5731 (Concerto LLC)**, the Board found that the application did meet the criteria for approval with the following conditions:

1. Any change to the plans or the proposed use of the property shall be brought to the Zoning Administrator's attention, prior to its enactment, for a determination if an amendment is required.
2. The approval is granted for the 2018 and 2019 seasons only.
3. Copies of the parking agreements shall be submitted to the Zoning Administrator before the start of each season.

4. Unless specifically amended herein, all conditions of previous approvals for the Farmers Market shall remain in full force and effect.

Voting in favor: Mr. Diender, Mr. Clymer, Mr. Collotta, Mr. Walton, Mr. Mumley, Mr. Hand and Mr. White. Voting to deny: None Voting to abstain: None Absent: None

The motion carries 7-0; the application is approved with conditions.

By:   
\_\_\_\_\_  
Douglas White, Chair

Any interested person may appeal this decision to the Vermont Environmental Court within thirty (30) days in accordance with 24 V.S.A. § 4471.