TOWN OF Stowe	**Development Application** **Town of Stowe Zoning Department** **PO Box 730** **Stowe VT 05672** **Voice (802) 253-6141**	**Project #** (To be assigned) **Date Received:**
	This form serves as an application for all requested zoning and subdivision reviews.	

Owner Information	
Property Owner	(UNDER CONTRACT) ALICIA SECOR & JIM McGORRY
Mailing Street Address City, State and Zip	246 LAZELL ST. HINGHAM, MA 02043
Phone Number	Day: 671-230-1608 Other phone or email: ALICIA.SECOR@gmail.com; JimmcGorry@me.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	CHAD FORCIER
Company (if any)	CUSHMAN DESIGN GROUP
Mailing Street Address City, State and Zip	PO. BOX 655, STOWE, VT 05672
Phone Number	802-488-4545 Other/Email: cfc@cushmandesign.com
Site Information	
Physical Address	1186 LUCE HILL ROAD
Business (if any)	NA
Tax Map ID	06-010.010 RR-5/RHOD

Please briefly describe the project or request below:

NEW SINGLE FAMILY RESIDENCE (3BR), GARAGE AND CONSTRUCT PERMITED SEPTIC DISPOSAL, DRIVE, ETC.

For All Approvals:
The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications, and other associated documentation and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf. Additional permits may be needed from the State of Vermont and/or the Town of Stowe for development.

Indicate if: ☐ Property Owner OR ☒ Agent for Owner	Signature: Date: 4/30/2020

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 construction projects:

Will there be a new curb cut (driveway opening)?	Yes ☐	No ☒
Will over ½ acre of land be graded or disturbed?	Yes ☐	No ☒
Will the development create an additional ½ acre of impervious surface?	Yes ☐	No ☒
Will there be other changes resulting in increased sewer or water flows?	Yes ☐	No ☒
Will there be a new connection to the Stowe sewage system?	Yes ☐	No ☒
Will there be a new connection to the Stowe water system?	Yes ☐	No ☒
Is any portion of the building rented out?	Yes ☐	No ☒
Is an Act 250 permit or amendment required?	Yes ☐	No ☒

Maximum Bldg. Height: 23'-6"+/-* 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:	# Bathrooms: N/A	# Bedrooms: N/A	# Kitchens: N/A
New Rooms:	# Bathrooms: 3	# Bedrooms: 3	# Kitchens: 1

Please complete the fee calculation below for all construction projects:

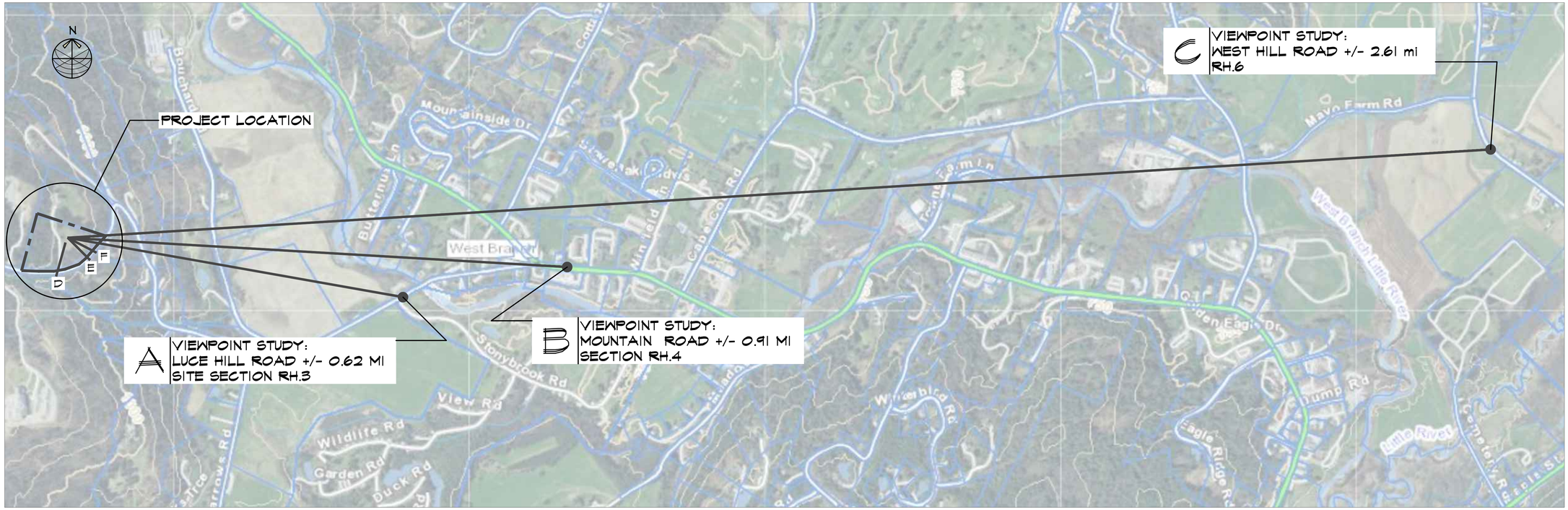
Indicate new/additional gross floor area	**Cost/Sq. Ft.**	**Fee Required**
Heated Enclosed Space: 3832 sq ft	$.20/sq. ft.	$ 766.40
Unheated Enclosed Space: 822 sq ft	$.13/sq. ft.	$ 106.86
Unheated Unenclosed Space: 393 sq ft (such as decks and open porches)	$.07/sq. ft.	$ 27.51
Structures other than buildings (such as ponds and tennis courts) (administrative approval)	$50/structure	$ –
Structures other than buildings (such as ponds and tennis courts) (Conditional use approval required)	$100/structure	$ –
Additional Recording Fee:	$15 for permitted uses $30 for conditional uses	$ 15.00
	Total Fee**:	$ 915.77

** Minimum application fee for all construction (includes recording fee):
Permitted Uses: $60.00 Conditional Uses: $250.00

Fee Schedule for Projects Not Involving Construction
(all fees below include recording fee)

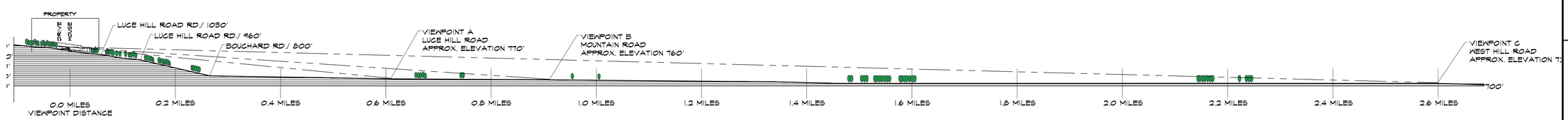
For permitted uses not involving construction: $60
For conditional uses not involving construction, appeals and variances: $250
Administrative amendment of conditional uses: $70
New signs: $70
Certificate of Occupancy: $55 (additional inspections if need after first: $40)
Subdivisions:
Preliminary Layout Application (Base Fee): $250
Preliminary Layout (Fee per lot if equal to and/or more than 5 lots): $250/lot or unit
Final Plat Application (Base Fee): $250
Final Plat Application (additional fee per lot if preliminary layout was not required): $100/lot or unit
Minor Subdivision - Lot Line Adjustment: $105 (includes recording fee for one map page)
Final Plat Recording Fee (per map page): $25

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.



1 RH.1 VIEW STUDY LOCATION & TOPOGRAPHICAL MAP

SCALE 1" = 500'



2 RH.1 SECTION THROUGH VIEWSHEDS A-C

SCALE 1" = 500'

PROGRESS DRAWING - NOT FOR CONSTRUCTION

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REVISIONS	BY

CUSHMAN DESIGN GROUP
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Architectural Design Solutions
P.O. BOX 655, 100 MOUNTAIN RD. STOWE, VT 05672
TEL 802.253.7189 FAX 802.253.2140
www.cushmandesign.com

A NEW RESIDENCE FOR
ALICIA SECOR AND JIM McGORRY
1186 LUCE HILL ROAD
STOWE ■ VERMONT

PROPOSED
SITE PLAN - VIEW LINE ANALYSIS

Date	04.30.2020
Scale	1:500
Drawn	CF
Job	2013
Sheet	RH.1
Of	Sheets

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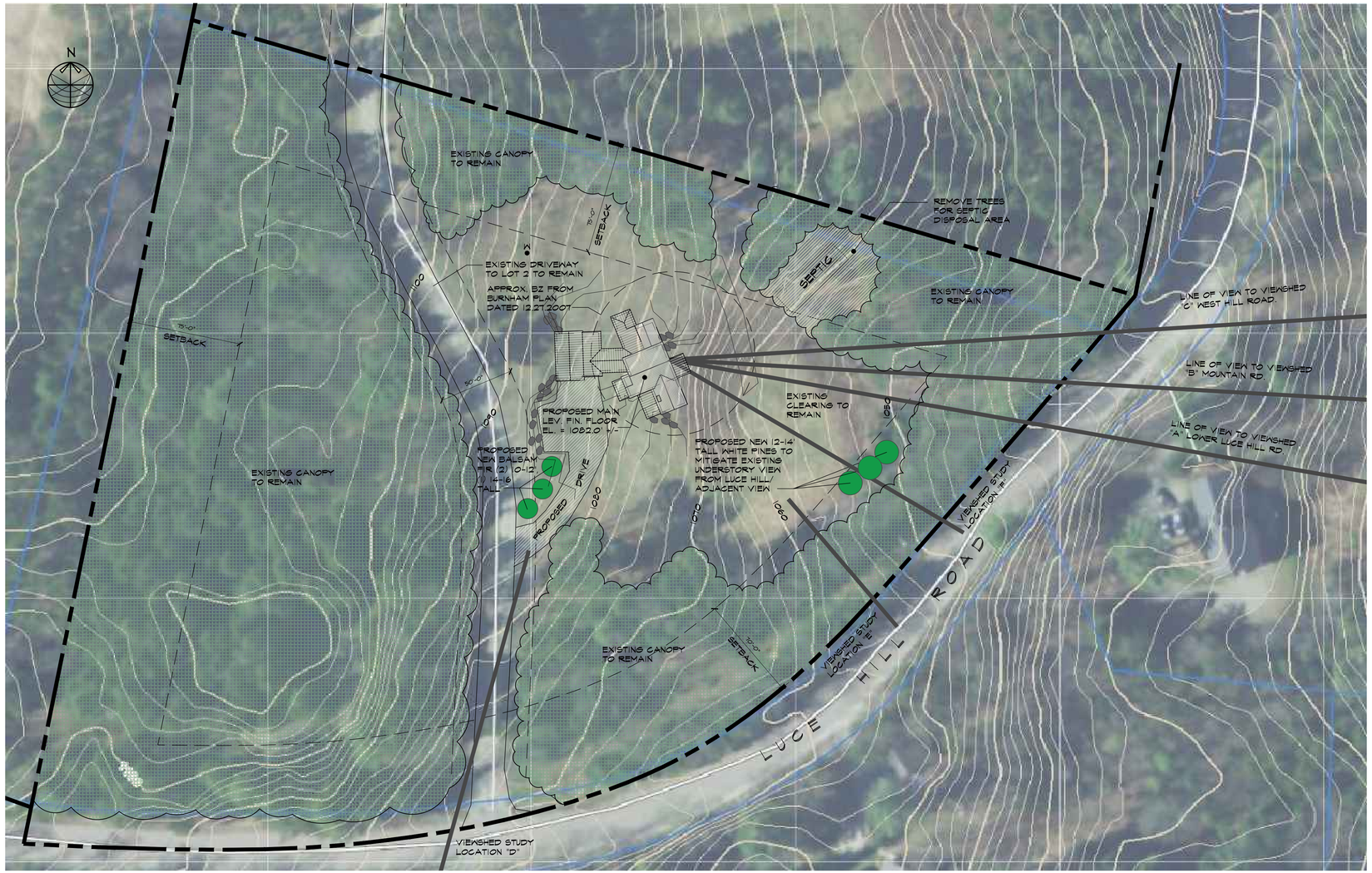
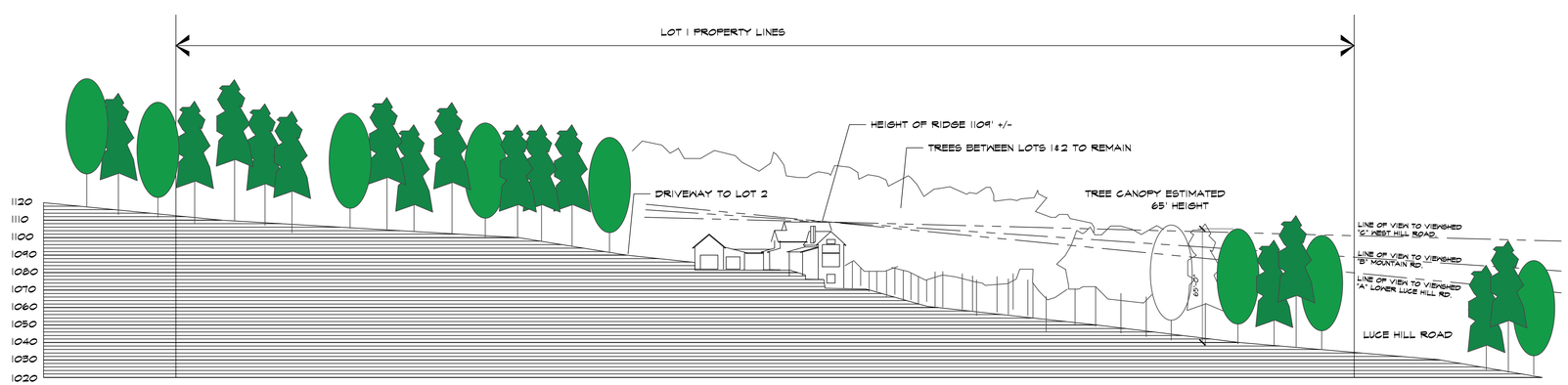


1 RH.2 SITE PLAN
SCALE 1" = 40'



2 RH.2 SITE SECTION
SCALE 1" = 40'

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PROPOSED
SITE PLAN - GRADING/PLANTING

Date	04.30.2020
Scale	AS NOTED
Drawn	CF
Job	2013
Sheet	RH.2
Of	Sheets

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2 RH.3 VIEWSHED STUDY "C" WEST HILL RD.

3 RH.3 VIEWSHED STUDY "B" MTN. RD.

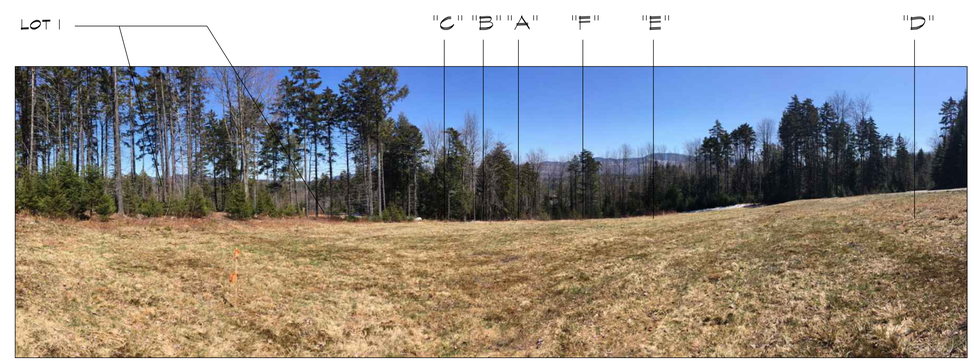
4 RH.3 VIEWSHED STUDY "A" LOWER LUCE HILL RD.

5 RH.3 VIEWSHED STUDY "F" LOWER LUCE HILL RD.

1 RH.3 VIEW FROM DRONE ABOVE HOUSE SITE TOWARD VIEWSHED STUDY LOCATIONS

6 RH.3 VIEWSHED STUDY "D" LUCE HILL ROAD ADJACENT TO SITE

7 RH.3 VIEWSHED STUDY "E" LUCE HILL ROAD ADJACENT TO SITE



8 RH.3 PANORAMIC VIEW FROM GROUND LEVEL AT WELL SITE TOWARD VIEWSHED STUDY LOCATIONS

PROGRESS DRAWING - NOT FOR CONSTRUCTION

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PROPOSED
PHOTOS TO AND FROM VIEW SITES

Date	04.30.2020
Scale	AS NOTED
Drawn	CF
Job	2013
Sheet	RH.3
Of	Sheets

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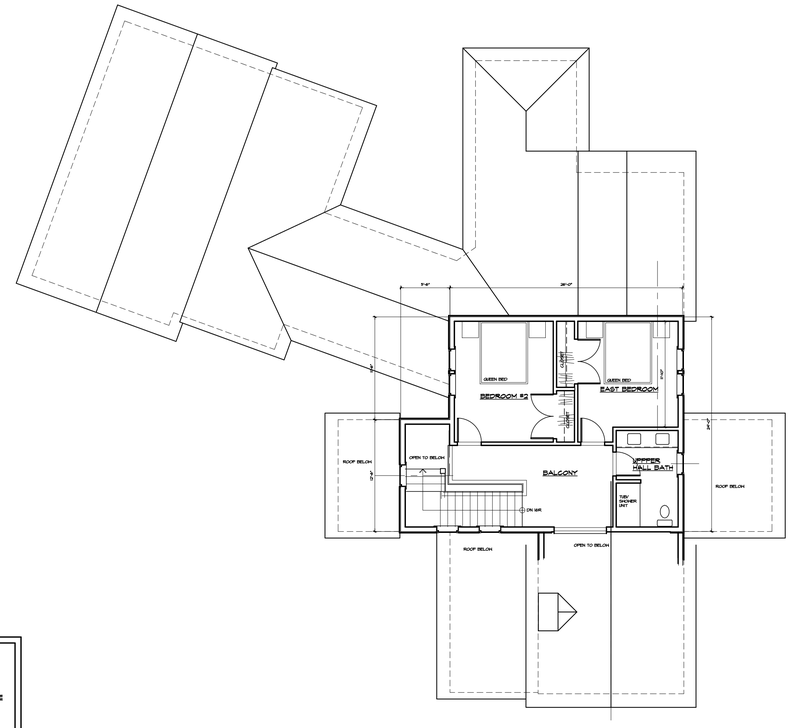
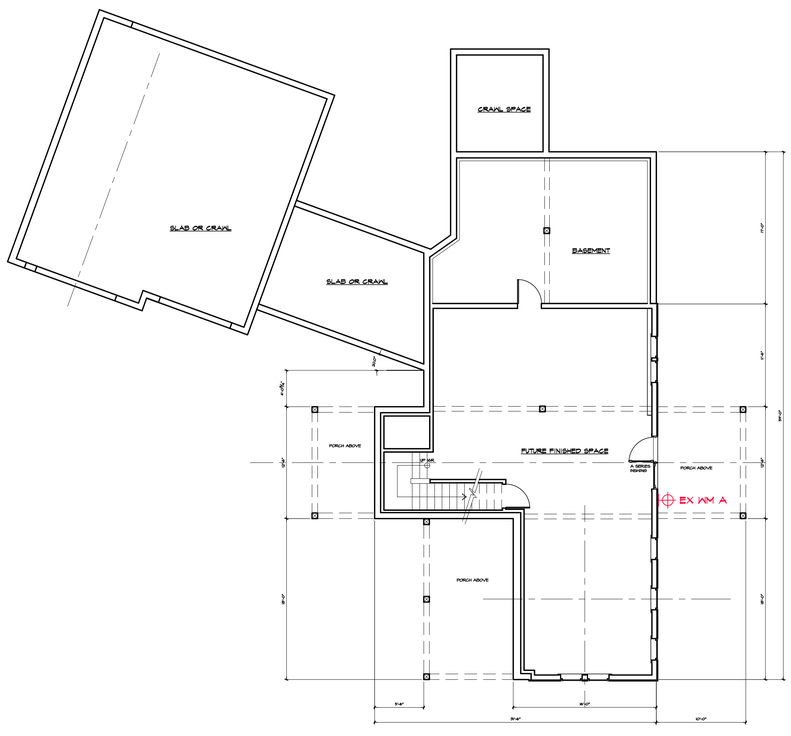
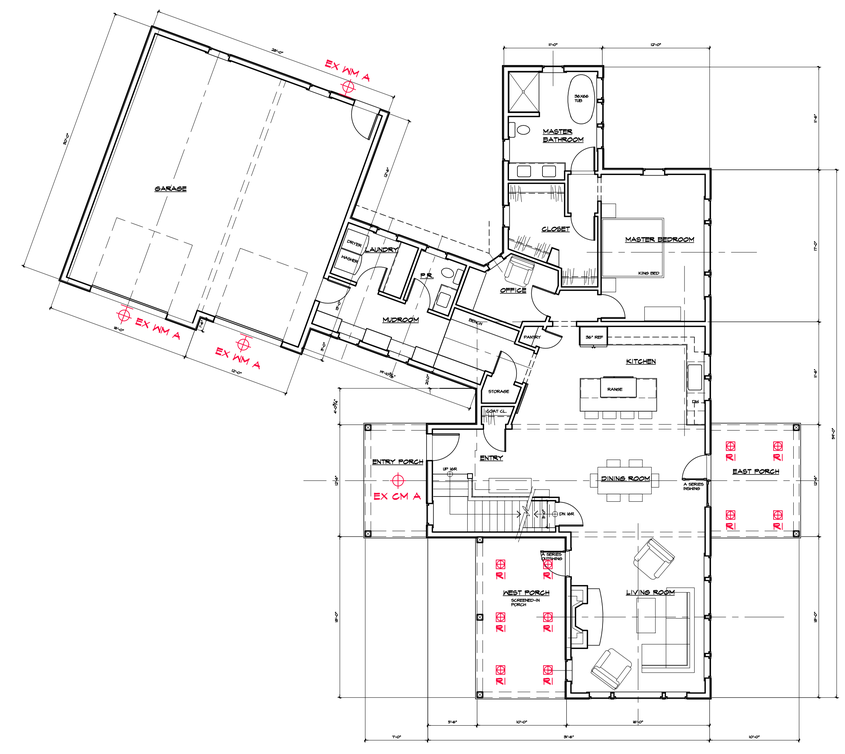


2 A2.1 PROPOSED
UPPER LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"



3 A2.1 PROPOSED
LOWER LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"



1 A2.1 PROPOSED
MAIN LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

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PROPOSED FLOOR PLANS

Date	04.30.2020
Scale	1/4"=1'-0"
Drawn	CF
Job	2013
Sheet	A2.1
Of	Sheets

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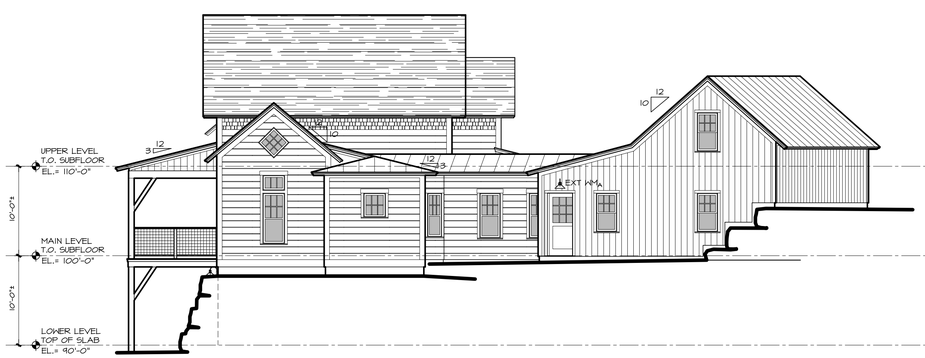
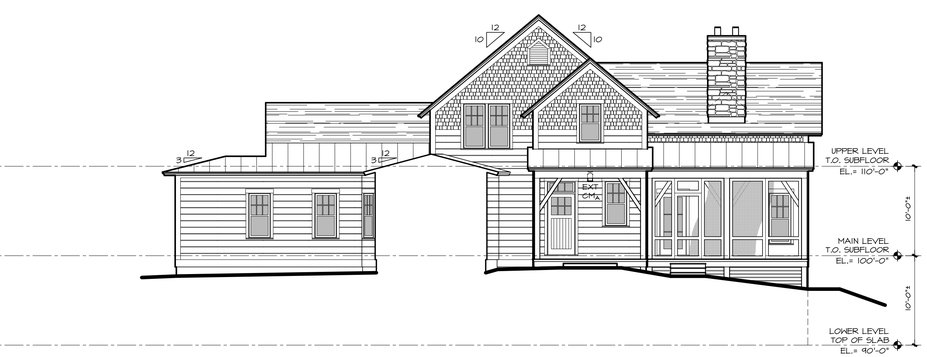
PROPOSED - SCHEMATIC
SOUTH ELEVATION
SCALE 1/8" = 1'-0"

PROPOSED - SCHEMATIC
EAST ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED - SCHEMATIC
NORTH ELEVATION
SCALE 1/8" = 1'-0"



PROPOSED - SCHEMATIC / PARTIAL
WEST ELEVATION
SCALE 1/8" = 1'-0"

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BUILDING ELEVATIONS

Date	04.30.2020
Scale	1/8" = 1'-0"
Drawn	JS/CF
Job	2013
Sheet	A3.0
Of	Sheets

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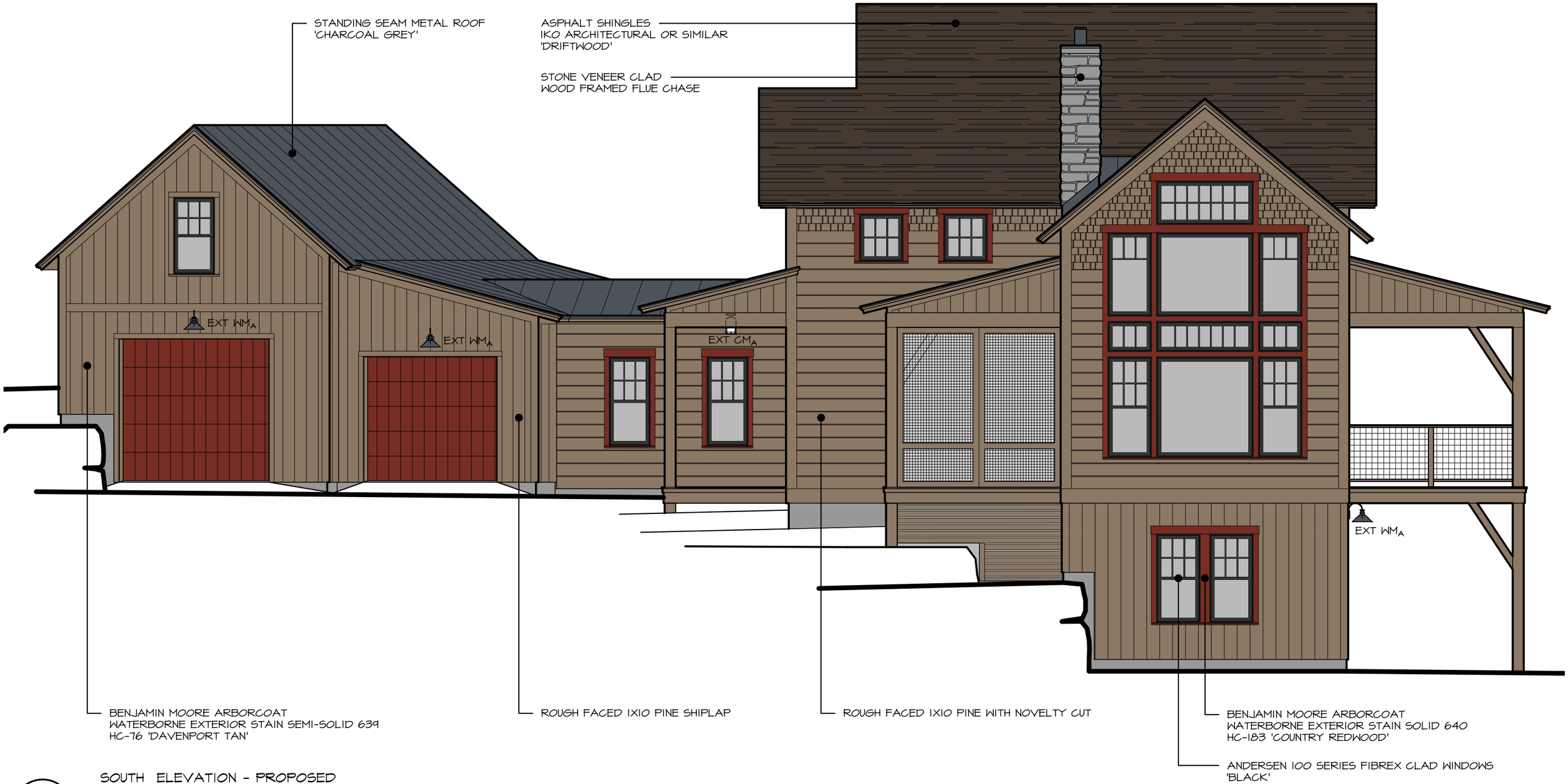

SOUTH ELEVATION - PROPOSED

EXTERIOR MATERIALS & COLOR SELECTIONS

SCALE 3/16" = 1'-0"

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Date	04.30.2020
Scale	3/16"=1'-0"
Drawn	JS/CF
Job	2013

PERMIT SET

A NEW RESIDENCE FOR
ALICIA SECOR AND JIM McGORRY
1186 LUCE HILL ROAD
STOWE ■ VERMONT

PROPOSED
EXTERIOR MATERIALS & COLOR SELECTIONS

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SECOR. McGORRY 4·30·2020

EX-CM-A (1)

HUBBARDTON FORGE.

PRODUCT SPECIFICATIONS

*Image shown may not reflect your configured options

Meridian Outdoor Semi-Flush

HUBBARDTON FORGE

Base Item #365605
Configured Item #365605-1007
365605-SKT-75-ZS0297

FINISH
Coastal Bronze - 75

GLASS
Opal and Seeded Glass (ZS)

LAMPING
Incandescent

LED
W/ 12 WATT / 1200 LUMEN MAX
(75 W EQUIVALENT)

OPTIONS

FINISH

Coastal Black - 10
Coastal Natural Iron - 20
Coastal Gold - 70
Coastal Mahogany - 73
Coastal Bronze - 75
Coastal Dark Smoke - 77
Coastal Burnished Steel - 78

GLASS

Opal and Seeded Glass (ZS)

LAMPING

Incandescent
LED

SPECIFICATIONS

Meridian Outdoor Semi-Flush
Base Item #: 365605
Configured Item #: 365605-1007
365605-SKT-75-ZS0297

Outdoor semi-flush with glass options: Meridian; aluminum.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- Features our robust Coastal Outdoor finish specifically formulated to resist some of the harshest environmental conditions.

Dimensions

Height	12.60"
Diameter	7.70"
Canopy	5.3" SQ
Packed Weight	12.00 lbs
Shipping (DIM) Weight	44.00 lbs

Incandescent Lamping
Socket: Medium
Bulb: A-19, 100W Max
Number of Bulbs: 1 (not included)
IES Files Available: N

Location Rating
Outdoor Damp

Safety Rating
UL, CUL listed

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SPECOR · McGorry · 4·30·2020

EX-WM-A ~~(3)~~ (4)

HUBBARDTON FORGE.

PRODUCT SPECIFICATIONS

*Image shown may not reflect your configured options

Henry Medium Outdoor Sconce

HUBBARDTON FORGE

Base Item #302712
Configured Item #302712-1007
302712-SKT-75

FINISH
~~Coastal Bronze - 75~~
Coastal Black - 10
OR
Coastal Natural - 20

LAMPING
Incandescent

W/ 9W PAR 20 LAMP (800LM MAX)
LED (60 WATT EQ.)

OPTIONS

FINISH

Coastal Black - 10
Coastal Natural Iron - 20
Coastal Gold - 70
Coastal Mahogany - 73
Coastal Bronze - 75
Coastal Dark Smoke - 77
Coastal Burnished Steel - 78

LAMPING

Incandescent

SPECIFICATIONS

Henry Medium Outdoor Sconce
Base Item #: 302712
Configured Item #: 302712-1007
302712-SKT-75

Direct wire exterior wall sconce with a metal shade and finish options.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- Features our robust Coastal Outdoor finish specifically formulated to resist some of the harshest environmental conditions.

Dimensions

Height	12.80"
Width	14.40"
Projection	16.70"
Product Weight	2.00 lbs
Backplate	5.50" x 4.90"
Vertical Mounting Height	4.80"
Packed Weight	7.00 lbs
Shipping (DIM) Weight	60.00 lbs

Incandescent Lamping
Socket: Medium
Bulb: Par20 (wet location), 50W Max
Number of Bulbs: 1 (not included)
IES Files Available: N

Location Rating
Outdoor Wet

Safety Rating
UL, CUL listed

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JUNO

Project: SECOR · MCGORRY R-1 (10)

Fixture Type:

Location:

Contact/Phone:

4" MINIATURE UNIVERSAL TC NEW CONSTRUCTION HOUSING

INCANDESCENT LAMPS

TC1 SERIES

PRODUCT DESCRIPTION

TC New Construction Housing design for use in non-insulated areas • If installed where insulation is present, the insulation must be pulled back 3" from all sides of the TC housing.

PRODUCT SPECIFICATIONS

Lamp Lamp ratings based on trim selected – see page 2.

Socket Detachable medium base porcelain with nickel-plated copper screw shell.

Trims Trim selection shown on page 2.

Labels UL listed for through-branch wiring, damp locations and IP • Product thermally protected against improper use of lamps or insulation • Union made • UL Listed/CSA certified • Trim No. 11, 12, 4101, 4102 and 4181 are wet location approved for covered ceiling applications • Trims 14, 17 are wet location approved for covered ceiling applications, **when used with outdoor rated lamps**.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance. Specifications subject to change without notice.

INSTALLATION

Real Nail® Bar Hangers Telescoping, Patented (US Patent D552,969) Real Nail 3 and Real Nail 2 systems permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Bars scored in two locations for fast, clean breaking, allowing housing installation in tight applications • Bars captive to mounting frame • Edge-mounted for extra strength • Quick-Loc slot (location identified on the mounting frame) and oversized locking set screw lock fixture in position • May be installed either perpendicular or parallel to junction box.

Real Nail 3 Bar Hanger Integral T-bar notch and clip secures housing in suspended ceiling grid – no accessory clips required • 24" expansion stop allows quick placement of fixture in standard grid spacing • Captive bugle-headed ring shank nail for quick one-step installation and easy removal with claw hammer for fixture relocation • Bar hanger foot contoured to align to bottom of construction joist • Alternate mounting holes included.

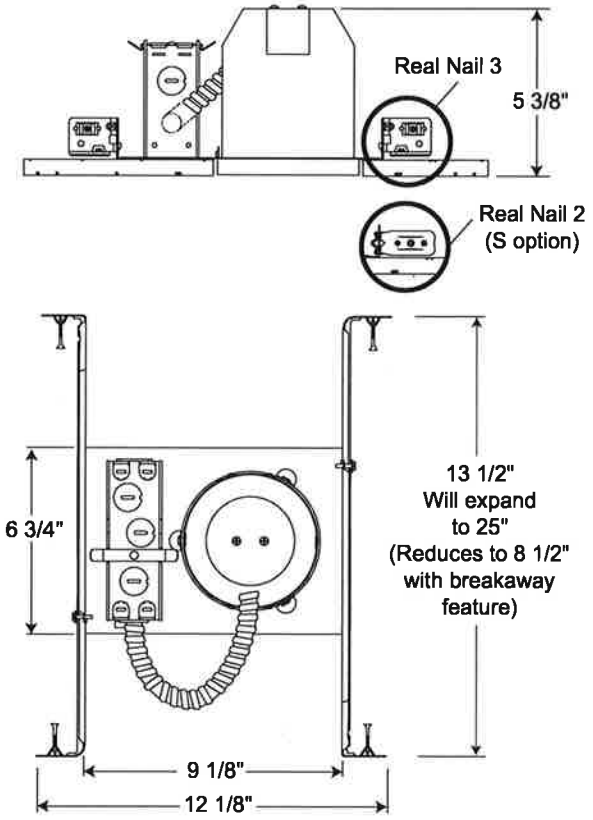
Real Nail 2 Bar Hanger (S options) Small bar hanger foot designed to install directly on strapping construction material • Features Real Nail captive nail system for quick one-step installation • G2405 accessory clips required for suspended ceiling installation.

Junction Box Pre-wired junction box provided with (5) ½" and (1) ¾" knockouts, (4) Non-metallic sheathed cable connectors and ground wire, U.L. listed/CSA certified for through-branch wiring, maximum 8 No. 12 AWG 90° C branch circuit conductors (4 in, 4 out) • Junction box provided with removable access plates • Knockouts equipped with pryout slots.

Mounting Frame 22-gauge die-formed galvanized steel mounting frame • 9⅛" L x 6¾" W, (excluding bar hangers) • Rough-in section (junction box, mounting frame, housing and bar hangers) fully assembled for ease of installation.

Housing TC housing, 22-gauge galvanized steel • Housing is vertically adjustable to accommodate up to a 1¼" ceiling thickness.

DIMENSIONS



4 1/2" CEILING CUTOUT

Accessories

Catalog Number	Description
4TSA	4" Housing Trim Adapter
GU10WHIP	Medium Base to GU10 Adapter
G2405	T-Bar Clips (Set of 4), for S option only

To order, specify catalog number.

PRODUCT CODES

Catalog Number		Input Voltage	Lamp Rating
TC1	4" Incandescent New Construction Non-IC Housing	120V	R14/R16/R20/PAR16/PAR20 (See page 2 for max. trim rating)
TC1 S	4" Incandescent New Construction Non-IC Housing with smaller footprint bar hanger (Real Nail 2)	120V	R14/R16/R20/PAR16/PAR20 (See page 2 for max. trim rating)

Housing and trim can be ordered together or separate, but will always ship separately.

4" MINIATURE UNIVERSAL TC NEW CONSTRUCTION HOUSING

INCANDESCENT LAMPS

TC1 SERIES

TRIMS/LAMPS

Catalog Number	Description	Max. Lamp Rating
13 WH	2" Pinhole with Integral Shield	50W PAR20/50W R20
14 BWH ◆◆	Black Baffle, White Trim Ring	50W PAR20/50W R20
14 BSC ◆◆	Black Baffle, Satin Chrome Trim Ring	
14 BABZ ◆◆	Black Baffle, Classic Aged Bronze Trim Ring	
14 BBL ◆◆	Black Baffle, Black Trim Ring	w/9w PAR20 LED 800 LM
14 WWH ◆◆	White Baffle, White Trim Ring	
17 CWH ◆◆	Clear Alzak® Cone, White Trim Ring	50W PAR20/50W R20 MAX.
17 GWH ◆◆	Gold Cone, White Trim Ring	(60 W. EQUIVALENT)
17 BWH ◆◆	Black Cone, White Trim Ring	
17 PTSC ◆◆	Pewter Cone, Satin Chrome Trim Ring	
17 WWH ◆◆	White Cone, White Trim Ring	
17 HZWH ◆◆	Haze Cone, White Trim Ring	
17 WHZWH ◆◆	Wheat Haze Cone, White Trim Ring	
17 WHZABZ ◆◆	Wheat Haze Cone, Classic Aged Bronze Trim Ring	
10 WH	Push-In Flush Gimbal Ring, White	50W PAR20/ 75W ES20 GU10 (Requires GU10WHIP)
10 BL	Push-In Flush Gimbal Ring, Black	
10 SC	Push-In Flush Gimbal Ring, Satin Chrome	
10 ABZ	Push-In Flush Gimbal Ring, Classic Aged Bronze	
18 WH	Mini Eyeball, White	60W PAR16, 40W R16
18 SC	Mini Eyeball, Satin Chrome	
19 WH	Mini Eyeball, White	40W R14/40W R16 intermediate screw base
440 WH	Flush Gimbal Ring, White	50W MR16, 50W PAR16, 50W ES16 GU10 (Requires GU10WHIP)
440 BL	Flush Gimbal Ring, Black	
440 SC	Flush Gimbal Ring, Satin Chrome	
440 ABZ	Flush Gimbal Ring, Classic Aged Bronze (uses 2" optical media)	
445 WH	Adjustable Slot Aperture, White	50W MR16, 50W PAR16, 50W ES16 GU10 (Requires GU10WHIP)
448 WH	Eyeball, White w/Black Baffle	50W MR16, 50W PAR16, 50W ES16 GU10 (Requires GU10WHIP)
448 SC	Eyeball, Satin Chrome w/Black Baffle	
11 WH ◆	Drop Opal, White	50W PAR20/50W R20
12 WWH ◆	Perimeter Frosted Lens, White Trim Ring	50W PAR20/50W R20
12 WSC ◆	Perimeter Frosted Lens, Satin Chrome Trim Ring	
12 WABZ ◆	Perimeter Frosted Lens, Classic Aged Bronze Trim Ring	
16 WH	Scoop Wall Wash w/higher inner shield, White	40W R14/40W R16 intermediate screw base
446 WH	Adjustable Scoop, White	50W MR16, 50W PAR16, 50W ES16 GU10 (Requires GU10WHIP)
4101 WH ◆	Beveled Dome Shower, White	50W PAR20, 50W R20
4101 SC ◆	Beveled Dome Shower, Satin Chrome	
4101 ABZ ◆	Beveled Dome Shower, Classic Aged Bronze	
4102 WH ◆	Beveled Shower, White	50W PAR20, 50W R20
4102 SC ◆	Beveled Shower, Satin Chrome	
4102 ABZ ◆	Beveled Shower, Classic Aged Bronze	
4103 FROSTWH	Beveled Cylinder, Frosted Glass, White Trim Ring	50W PAR20, 50W R20
4103 FROSTSC	Beveled Cylinder, Frosted Glass, Satin Chrome Trim Ring	
4104 HZSC	Beveled Haze Cone, Satin Chrome Trim Ring	50W PAR20, 50W R20
4104 WHZABZ	Beveled Wheat Haze Cone, Classic Aged Bronze Trim Ring	

Catalog Number	Description	Max. Lamp Rating
4150 MESHSC	Cylinder, Mesh Glass, Satin Chrome Trim Ring	50W PAR20, 50W R20
4180 FROST	Solid Glass Collar Trim, Frosted Glass (torsion spring attachment)	50W PAR20, 50W R20
4181 CLEAR ◆	Perimeter Frosted Clear Glass (torsion spring attachment)	50W PAR20, 50W R20
17SQ HZWH ◆◆	Square Downlight, Haze, White Trim Ring	50W PAR20, 30W R20
17SQ WWH ◆◆	Square Downlight, White, White Trim Ring	
17SQ BWH ◆◆	Square Downlight, Black, White Trim Ring	
17SQ WHZWH ◆◆	Square Downlight, Wheat Haze Reflector	
13SQ WH	Square Pinhole, White	50W PAR20, 50W R20
440SQ WH	Square Flush Gimbal, White	50W MR16 120V GU10 Base (Requires GU10WHIP) 35° Vertical Adjustment
440SQ BL	Square Flush Gimbal, Black	
12SQ WWH ◆	Square Frosted Lens w/Clear Center White, White Trim Ring	50W PAR20, 50W R20
GU10WHIP	Medium Base to GU10 Adapter	

Trim Size: 5" O.D.
Alzak is a registered trademark of Alcoa Corp.
Note: In Canada when insulation is present, Type IC fixtures must be used.

◆ UL Listed for use in wet location.

◆◆ UL Listed for use in wet location with outdoor rated lamp.

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