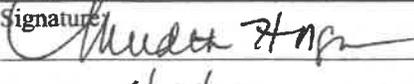


	Development Application Town of Stowe Zoning Department PO Box 730 Stowe VT 05672 Voice (802) 253-6141	Project # (To be assigned) 6236
	Date Received:	
This form serves as an application for all requested zoning and subdivision reviews.		
Owner Information		
Property Owner	Merry & Grady Vigneau	
Mailing Street Address City, State and Zip	104 Wells St. Greenfield MA 01301	
Phone Number	Day: 802 293 1294 Other phone or email:	
Applicant/Contact Information (Relationship to Owner) <input checked="" type="checkbox"/> Owner (If so, skip to site information) <input type="checkbox"/> Lessee <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Designer <input type="checkbox"/> Agent for Owner <input type="checkbox"/> Under purchase contract All information and correspondence is sent to applicant/contact.		
Contact Name	Merry Vigneau	
Company (if any)	Round Hearth at Stowe	
Mailing Street Address City, State and Zip	39 Edson Hill Rd Stowe VT 05672	
Phone Number	Other/Email:	
Site Information		
Physical Address		
Business (if any)		
Tax Map ID		
Please briefly describe the project or request below:		
We will no longer be hosting youth groups. We would like to use the first floor as a cafe with local craftsmen providing furniture + accessories to be sold on consignment. Initially we will use the dorm rooms as lodging but would consider turning them into retail space if there is enough demand.		
For All Approvals: The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications, and other associated documentation and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf. Additional permits may be needed from the State of Vermont and/or the Town of Stowe for development.		
Indicate if: <input checked="" type="checkbox"/> Property Owner OR <input type="checkbox"/> Agent for Owner	Signature:  Date: 4/15/20	
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.		

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 <input type="checkbox"/> No <input type="checkbox"/>
Will over 1/2 acre of land be graded or disturbed?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Will the development create an additional 1/2 acre of impervious surface?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Will there be other changes resulting in increased sewer or water flows?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Will there be a new connection to the Stowe sewage system?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Will there be a new connection to the Stowe water system?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is any portion of the building rented out?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is an Act 250 permit or amendment required?	Yes <input type="checkbox"/> No <input type="checkbox"/>

Maximum Bldg. Height: _____ * Building Height is defined as the vertical distance measured from the average elevation of the proposed finished grade at the front or rear of the building to the highest point of the roof for flat and mansard roofs, and to the average height between eaves and ridge for other types of roofs. On sloping sites the height will be measured on the uphill side.

Please answer the questions below for all projects involving residential dwellings:

Existing Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:
New Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:

Please complete the fee calculation below for all construction projects:

Indicate new/additional gross floor area	Cost/Sq. Ft.	Fee Required
Heated Enclosed Space: _____ sq ft	\$.20/sq. ft.	\$
Unheated Enclosed Space: _____ sq ft	\$.13/sq. ft.	\$
Unheated Unenclosed Space: _____ sq ft (such as decks and open porches)	\$.07/sq. ft.	\$
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	\$
	Total Fee**:	\$

** 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.

**Round Hearth at Stowe
Development Review Board Project Narrative
April 20, 2020**

Since 1988 the Vigneau family has run the Round Hearth at Stowe as a youth group lodge, hosting ski groups in the winter and organizing summer camp programs and sport training sessions primarily serving high school age students.

At this time we plan to cease our youth group activities. We propose a two-phase project as follows:

During Phase One of the project we plan to open a Café in our existing dining area located on the first floor of the building. We would serve breakfast and lunch and the hours would be 7 am, with lunch preparations ending at 2:00 or 2:30 and the dining room closing at 3 pm. We envision a modified self-serve set up, whereby guests would order at the front counter and pick up their meal when ready. Initially we will employ three full time employees and two part time.

Inasmuch as we have a fully functioning commercial kitchen, no interior changes need to be made. This includes a large grill, convection oven, walk-in refrigerator, several freezers, a commercial dishwasher in a separate dishwashing room, as well as sufficient dishes, glassware, serving pieces and supplies to accommodate such an enterprise.

Our dining room is also completely furnished with seating up to 60 people. We are currently licensed to feed and house 128 guests. During the summer season we would like to have outdoor seating for up to 50 guests on a terraced lawn area in the front of the building. The square footage of the interior area is 2002 square feet.

At the same time we plan to run an upscale consignment furniture and accessories shop. We will take clean, well-loved furniture and accessories, display the merchandise for the owners and split the profits when items sell. We will work with homeowners as well as local craftsmen and artists. All items will be tastefully displayed. This shop will be located on the first floor of the building in what had been our game room and TV room. The square footage of this area is 1236 square feet. The shop will employ two full time employees and two part time employees. The store hours will be 10 am until 5 pm.

During Phase One all of our current guest rooms will remain as such for lodging rentals. No changes will take place in those rooms, with their present bunk beds and shared bathrooms.

Once the shop and café are functioning at capacity we will intend to begin Phase Two.

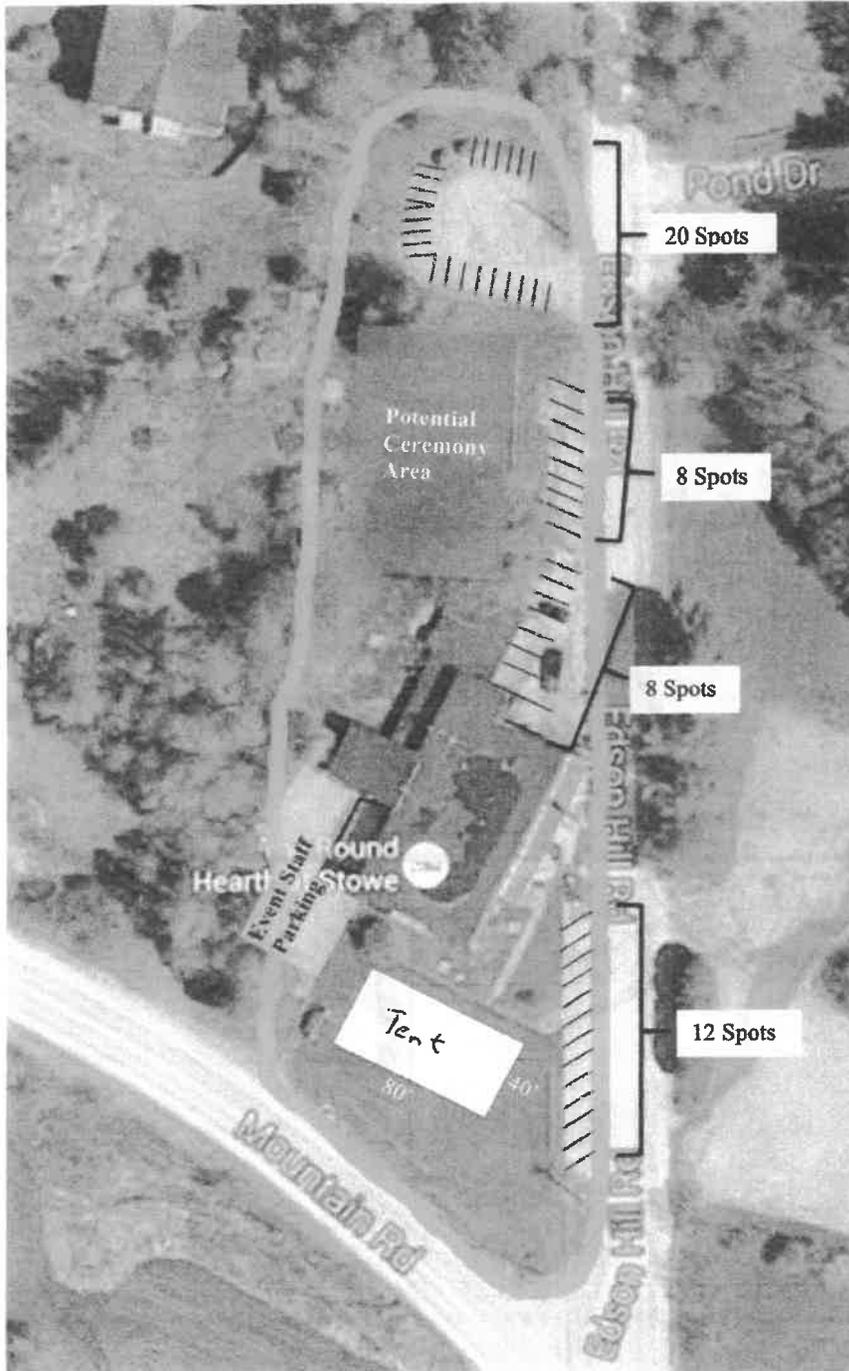
Phase Two will see the conversion of the present second floor dorm rooms into display rooms for artists, antique dealers, craftspeople and the like. This will entail the removal of the built in bunk beds, but will require no other physical changes.

These individual rooms would be devoted to smaller vendor items, such as antiques, paintings, jewelry and home décor items. These rooms may also include items sold on consignment.

These existing dorm rooms are well suited for this use as they would become separate vending areas. We presently have a list of 40 antique/collectible vendors currently looking for space. We hope we could accommodate them as soon as Phase Two could be accomplished. As Phase Two rolls out we will add any additional staff accordingly.

We plan to keep four separate lodging units as they are, and available for rental for the foreseeable future. These each have separate entrances which can be locked off from the rest of the business areas.

Parking Space Diagram



Terraced Lawn Diagram

