



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

Project # 6250
 (To be assigned)

Date Received: 5/13/20

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

Owner Information

Property Owner: **JEFF & DEBRA BLANTON**
 Mailing Street Address City, State and Zip: **PO Box 3871 Stowe, VT 05672**
 Phone Number: **Day: 885-0413** Other phone or email: **ABigPond@yahoo.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: _____
 Company (if any): _____
 Mailing Street Address City, State and Zip: _____
 Phone Number: _____ Other/Email: _____

Site Information

Physical Address: **LOT# 2A Luce Hill Rd, Stowe 05672**
 Business (if any): **[06-007.22A]**
 Tax Map ID: _____

Please briefly describe the project or request below:

new single family home

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: **Debra A Blanton**

Date: **5/12/20**

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

Maximum Bldg. Height 16'3" * 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: <u>0</u>	# Bedrooms: <u>0</u>	# Kitchens: <u>0</u>
New Rooms:	# Bathrooms: <u>2</u>	# Bedrooms: <u>1</u>	# Kitchens: <u>1</u>

Please complete the fee calculation below for all construction projects:

Indicate new/additional gross floor area	Cost/Sq. Ft.	Fee Required
Heated Enclosed Space: <u>1,776</u> sq ft	\$.20/sq. ft.	\$ <u>355.20</u>
Unheated Enclosed Space: <u>2252</u> sq ft	\$.13/sq. ft.	\$ <u>292.76</u>
Unheated Unenclosed Space: <u>66</u> sq ft (such as decks and open porches)	\$.07/sq. ft.	\$ <u>4.62</u>
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	\$ <u>15.00</u>
	Total Fee**:	\$ <u>667.58</u>

** Minimum application fee for all construction (includes recording fee):

Permitted Uses: \$60.00 Conditional Uses: \$250.00

#416 Blanton
667.58

**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.

Blanton Residence—Light Fixture ‘A’

BALTHUS Exterior Sconces

WS-W28514 / WS-W28516 / WS-W28521

MODERN FORMS

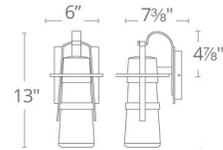


Fixture Type:

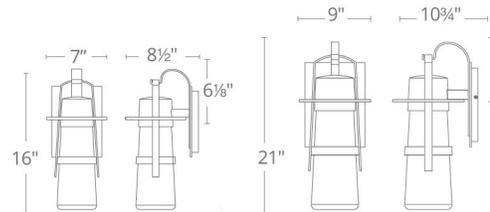
Catalog Number:

Project:

Location:



WS-W28514



WS-W28516

WS-W28521

PRODUCT DESCRIPTION

Heavy hardware exhibits craftsman details. Clear hammered mouth-blown glass creates resplendent splashes of light.

SPECIFICATIONS

Construction: Aluminum

Light Source: High output LED

Finish: Black (BK), Graphite (GH), Oil Rubbed Bronze (ORB)

Standards: ETL & cETL Wet Location listed, CEC Title 24 Compliant, IP65, Dark Sky friendly

FEATURES

- Mouth blown hammered clear glass
- Weather-resistant powder coat
- No transformer or driver needed
- Dimmer: ELV
- Rated Life: 50,000 hours
- Color temp: 3000K
- 277V option available
- CRI: 90

ORDER NUMBER

Model	Height	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W28514	13"	10W		800	349	BK <i>Black</i>
WS-W28516	16 3/8"	12W	120V	1000	403	GH <i>Graphite</i>
WS-W28521	21"	15W		1200	520	ORB <i>Oil Rubbed Bronze</i>

Example: WS-W28514-ORB

For 277V special order, add an "F" before the finish: WS-W28521F-ORB

modernforms.com
Phone (866) 810.6615
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

Blanton Residence—Light Fixture ‘B’

GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern **Dimensions:**



Diameter: 12" **Extends:** 17 1/8"
Width: 12" **Extends Max:** 23 1/8"
Height: 10 5/8" **Wire:** 6 1/2" (color/Black/White)
Weight: 1.8 lbs. **Mounting Proc.:** Cap Nuts
Connection: Mounted To Box

Bulbs:

1 - Medium A19 75w Max. 120v - Not included

Features:

- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Collection: Barn Light

UPC #:785652069352

Finish: Black (12)

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (990W8_37401-BRL)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1 1/4	5	4 1/8	6 1/2

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	8537401EN3-12	1	785652069352	16.75	14.58	13.25	1.873	4.1	250	Yes
NJ Pallet		45		48	40	77	85.556	184		No
NV Pallet		40		48	40	77	85.556	160		No

Blanton Residence—Light Fixture ‘C’

DOUBLE SPOT Endurance

WP-LED430

WAC LIGHTING

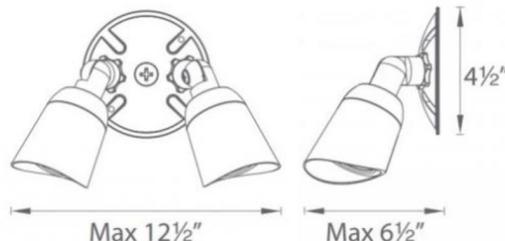


Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

FEATURES

- Factory-Sealed LED Light Engine
- Die-cast aluminum construction
- Photo/Motion Sensor Compatible (Sold Separately)
- 120V Direct Wire - No Driver Needed
- 85 CRI
- 39,000 hour rated life

SPECIFICATIONS

Construction: Die-cast aluminum

Power: Line Voltage input (120V)

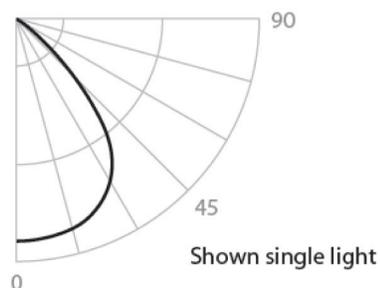
Dimming: 100% - 10% with Electronic Low Voltage (ELV) dimmer

Finish: Architectural Black, Bronze, White and Graphite

Standards: IP66, Wet Location, ETL & cETL Listed

Operating Temperature: -40°C (-40°F) to 40°C (104°F)

PHOTOMETRY



ORDER NUMBER

Model	Wattage	Comparable	Color temp	Delivered Lumens	Finish
WP-LED430 <i>Double Spot</i>	30W	2 x 75W	30 3000K	965 x 2	aBK <i>Architectural Black</i>
			50 5000K	1030 x 2	aBZ <i>Architectural Bronze</i>
					aGH <i>Architectural graphite</i>
					aWT <i>Architectural White</i>

Example: **WP-LED430-50-aBK**

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

Blanton Residence—Light Fixture ‘D’

5/11/2020

Mini 1-Light LED Outdoor Wall Sconce



[Home](#)
[Indoor Lighting](#)
[Outdoor Lighting](#)
[Design Corner](#)



[Home](#) > [Outdoor Lighting](#) > [Outdoor Wall Mount](#) > [Mini 1-Light LED Outdoor Wall Sconce](#)

Resources & Tools

[Where to Buy](#)

[Catalog](#)

[Partner Link](#)

[ET2 Contemporary Lighting](#)

[Login](#)

[Contact Us](#)



Blanton Residence—Light Fixture ‘D’

4/7/2020

Maxim 86199BK Black Mini 6" Tall LED Wall Sconce

Small scale outdoor lighting perfect for indoor and outdoor applications. The indirect exterior lighting not only provides illumination where you want but also highlights the building structure for a beautiful architectural effect. Available in four finishes: Black, Silver, Architectural Bronze, and White.

Features

- Constructed from aluminum
- Integrated LED lighting
- Can be mounted with lights directed upwards or downwards
- Intended for outdoor use
- Capable of being dimmed
- Rated for wet locations
- Dark sky compliant
- Meets California Title 24 energy standards
- Meets ADA standards

Dimensions

- Height: 6-1/4"
- Width: 5"
- Extension: 4"
- Depth: 4"
- Product Weight: 1.54 lbs
- Wire Length: 6"
- Backplate Diameter: 4-5/16"

Electrical Specifications

- Wattage: 6 watts
- Lumens: 450
- Color Temperature: 3000K
- Color Rendering Index: 90CRI
- Average Hours: 35000

Additional Maxim Links

- [View the Manufacturer Warranty](#)
- [Browse All Maxim Products](#)

This product is listed under the following manufacturer number(s):

Maxim 86199ABZ
Architectural Bronze
Maxim 86199SV
Silver

Maxim 86199BK
Black
Maxim 86199WT
White

 Chat with an E...

Manufacturer Resources

Specification Sheet - Black

<https://www.build.com/maxim-86199/s1511451?uid=3543992>

4/7



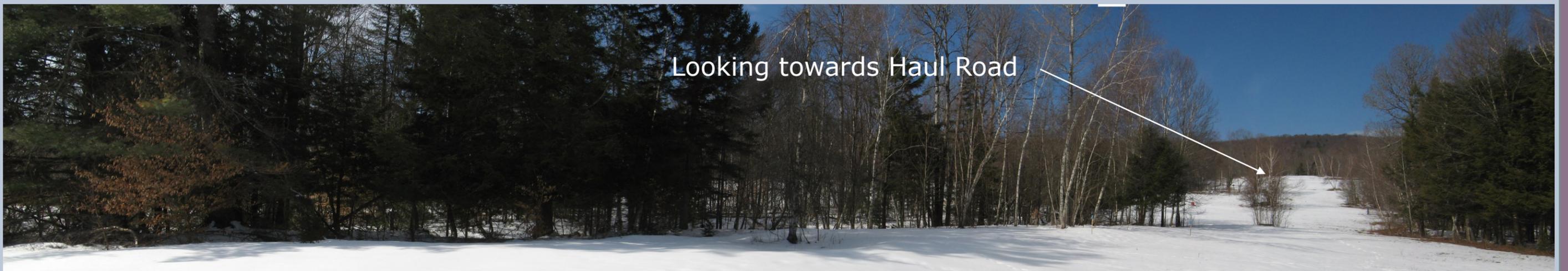
Aerial view of site



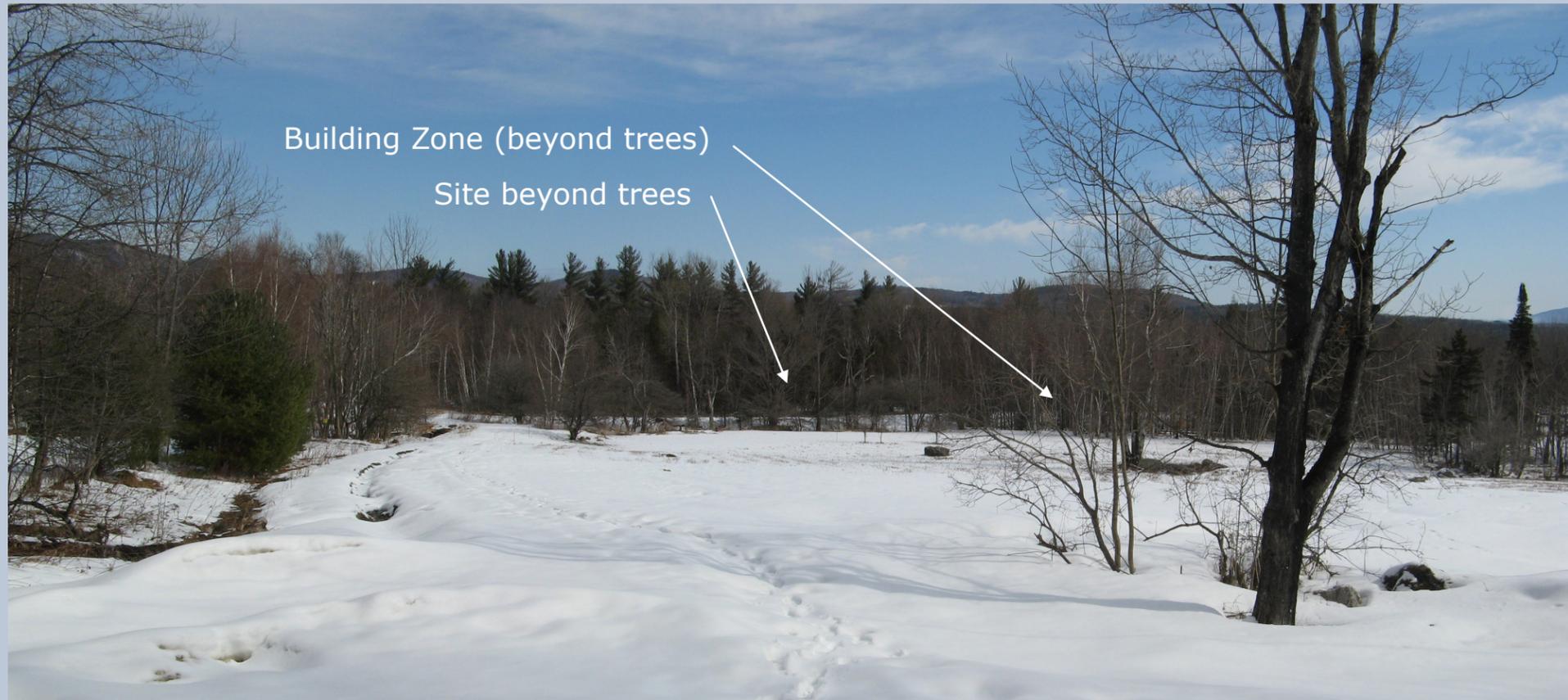
Panoramic Photo 'A' - From center of Building Zone - 1 North to East



Panoramic Photo 'A' - From center of Building Zone - 2 East to South



Panoramic Photo 'A' - From center of Building Zone - 3 South to West



Building Zone (beyond trees)

Site beyond trees

Photo 'B' - View from access road at Luce Hill Road



Site beyond trees

Building Zone (beyond)

Photo 'C' - View from Luce Hill Road



Photo 'D' - from Luce Hill Road



Photo 'E' - from corner of Luce Hill Road and Haul Road





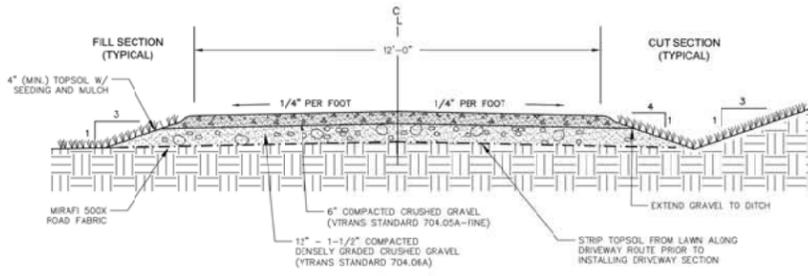
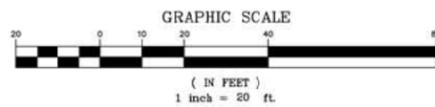
Photo 'F' - from Haul Road



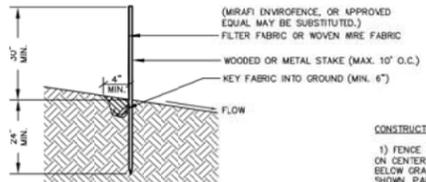
Photo 'G' - further along Haul Road

Note : Site is visible for 30' then
obscured by foreground hill

- PLANT LIST/KEY**
- 1 - RHODODENDRON
 - 2 - MISS OMLILAC
 - 3 - PJM COMPACT RHODODENDRON
 - 4 - BIRDS NEST SPRUCE
 - 5 - NINE BARK "MINIDNA"
 - 6 - 1-1/2" CALIPER CRAB APPLE TREE



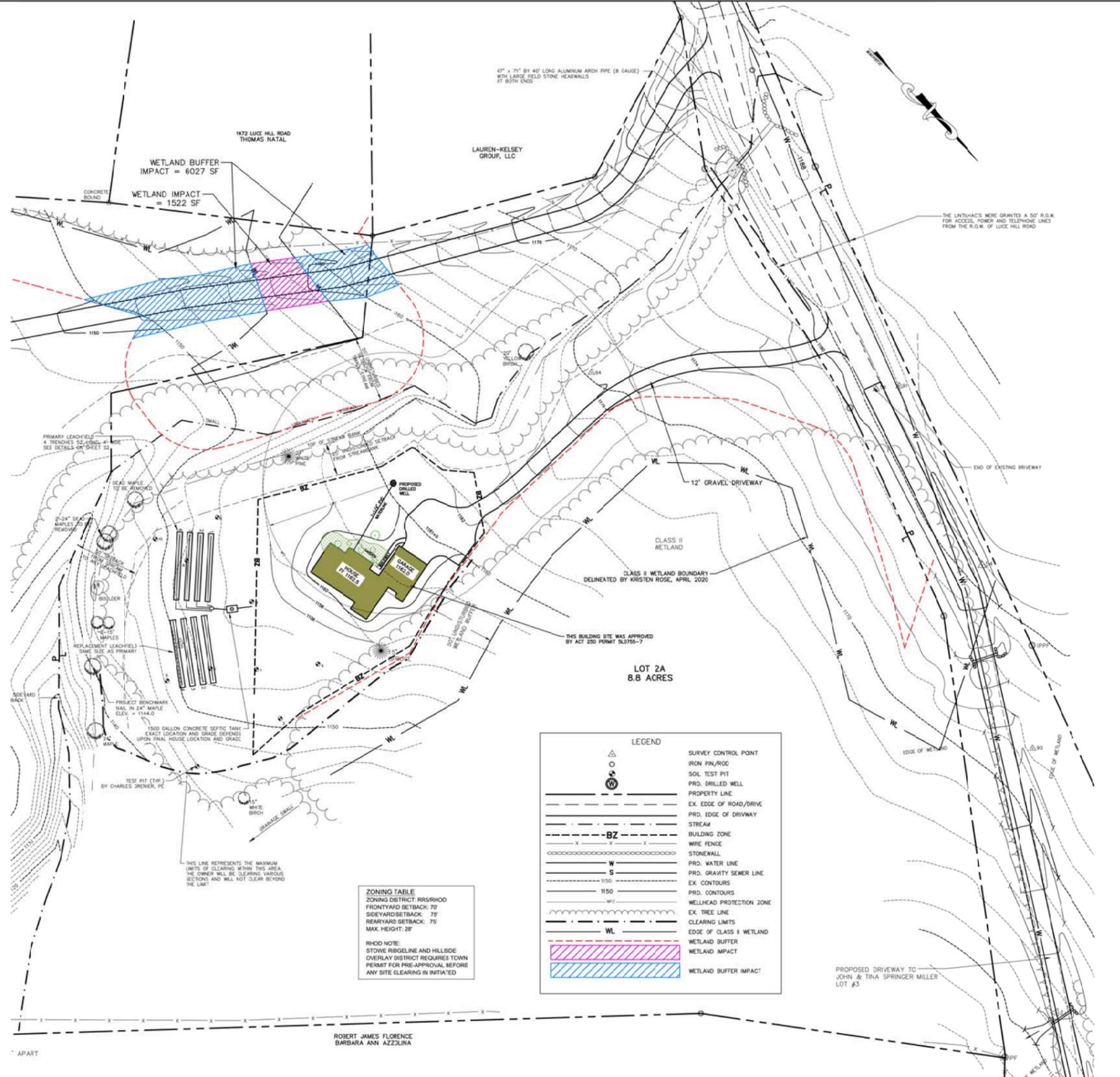
TYPICAL GRAVEL DRIVE DETAIL
N7S



- CONSTRUCTION SPECIFICATIONS FOR SILT FENCE**
- 1) SILT FENCE SHALL BE EITHER PRE-FABRICATED EROSION CONTROL FENCE (MIRAFI ENVROFENCE, OR EQUAL), OR CONSTRUCTED-IN-PLACE, AS SPECIFIED HEREIN.
 - 2) MAXIMUM DRAINAGE AREA IS 1/4 ACRE FOR 100 FEET OF SILT FENCE.
 - 3) PRE-FABRICATED SILT FENCE
 - 1) FENCE SHALL BE INSTALLED PARALLEL TO GROUND CONTOURS, AND FILTER FABRIC SIDE SHALL FACE UPSLOPE. MESH AND STAKES SHALL FACE DOWNSLOPE.
 - 2) TRENCH SHALL BE EXCAVATED MINIMUM 6 INCHES DEEP ON UPSLOPE SIDE OF FENCE LINE. EXCESS FLAP OF FILTER FABRIC (MINIMUM 8 INCHES) SHALL BE PLACED IN TRENCH. TRENCH SHALL BE BACKFILLED AND COMPACTED. CONSTRUCTION IN THIS MANNER PREVENTS SEDIMENT-LADEN RUNOFF FROM FLOWING UNDER SILT FENCE.
 - 3) SILT FENCE SHALL BE INSPECTED WEEKLY, AND AFTER EACH SIGNIFICANT PRECIPITATION EVENT. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT SHALL BE REMOVED WHEN IT IS HALFWAY UP THE FENCE.
 - 4) BROKEN STAKES SHALL BE REPLACED PROMPTLY.

SILT FENCE
N7S

- CONSTRUCTED-IN-PLACE SILT FENCE**
- 1) FENCE POST SHALL BE DRIVEN, 10 FEET MAXIMUM ON CENTER; POSTS SHALL BE DRIVEN MINIMUM 24\"/>
 - 2) TRENCH SHALL BE EXCAVATED MINIMUM 6 INCHES DEEP AND 4 INCHES WIDE ON UPSLOPE SIDE OF FENCE LINE.
 - 3) WOVEN WIRE FABRIC (14 GA., 5 INCH MAX. MESH OPENING) SHALL BE STAPLED OR FASTENED SECURELY WITH WIRE TIES TO UPSLOPE SIDE OF FENCE POSTS. WOVEN WIRE FABRIC SHALL EXTEND MINIMUM 36 INCHES ABOVE GRADE.
 - 4) FILTER FABRIC SHALL BE FASTENED SECURELY ON UPSLOPE SIDE OF WOVEN WIRE FABRIC WITH WIRE TIES, SPACED EVERY 24 INCHES. AT TOP AND MID-SECTION OF FENCE, MINIMUM 8 INCH FLAP OF FILTER FABRIC SHALL BE PLACED IN TRENCH ON UPSLOPE SIDE OF FENCE, AND BACKFILLED.
 - 5) WHEN TWO SECTIONS OF FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
 - 6) SILT FENCE SHALL BE INSPECTED WEEKLY, AND AFTER EACH SIGNIFICANT PRECIPITATION EVENT, MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND SEDIMENT REMOVED WHEN IT IS HALFWAY UP THE FENCE.



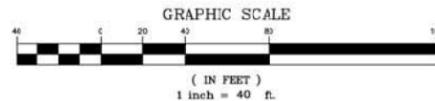
LEGEND

	SURVEY CONTROL POINT
	IRON PIN/ROD
	SOIL TEST PIT
	PRD. DRILLED WELL
	PROPERTY LINE
	EX. EDGE OF ROAD/DRIVE
	PRD. EDGE OF DRIVEWAY
	STREAM
	BUILDING ZONE
	WIRE FENCE
	STONEWALL
	PRD. WATER LINE
	PRD. GRAVITY SEWER LINE
	EX. CONTOURS
	PRD. CONTOURS
	WELLHEAD PROTECTION ZONE
	EX. TREE LINE
	CLEARING LIMITS
	EDGE OF CLASS II WETLAND
	WETLAND BUFFER
	WETLAND IMPACT

ZONING TABLE

ZONING DISTRICT RR5/RHOD
 FRONTYARD SETBACK: 70'
 SIDEYARD SETBACK: 70'
 REARYARD SETBACK: 75'
 MAX. HEIGHT: 28'

RHOD NOTE:
 STOVE RIDGELINE AND HILLSIDE OVERLAY DISTRICT REQUIRES TOWN PERMIT FOR PRE-APPROVAL BEFORE ANY SITE CLEARING IS INITIATED

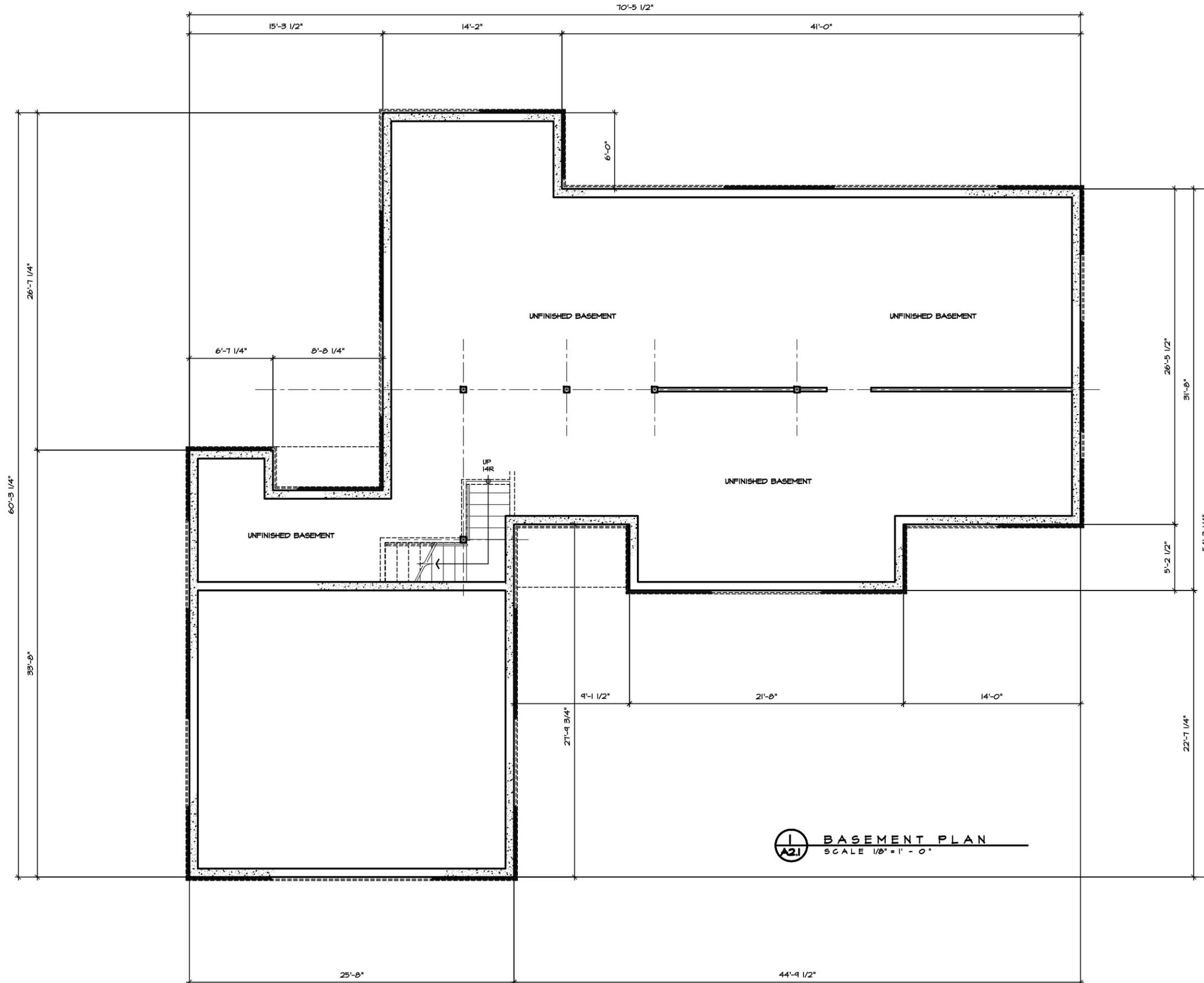
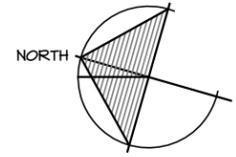


NOTE: ORIGINAL PLAN 24" x 36". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By
1	4/24/20	REVISED WETLAND BOUNDARY & DRIVE	TJM
2	5/08/20	ADDED LANDSCAPING, GRADING	TJM

OVERALL SITE PLAN LOT 2A
JEFF & DEBRA BLANTON
LUCE HILL ROAD STOWE

	GRENIER ENGINEERING, PC	P.O. Box 445 Waterbury, VT 05676 TEL (802) 244-6413 FAX (802) 244-1572 grenierengineering.com	Date: 4.23.20 Scale: 1" = 40' Designed: JCG Drawn: TJM Checked: JCG Sheet No: 1 of
	155 DEMERITT PLACE #2		



LEE HUNTER ARCHITECT
 P. O. BOX 1364, 186 FOXFIRE LANE
 STOWE, VERMONT 05672
 PHONE (802) 253-9928 E-MAIL lhunter44@myfairpoint.net



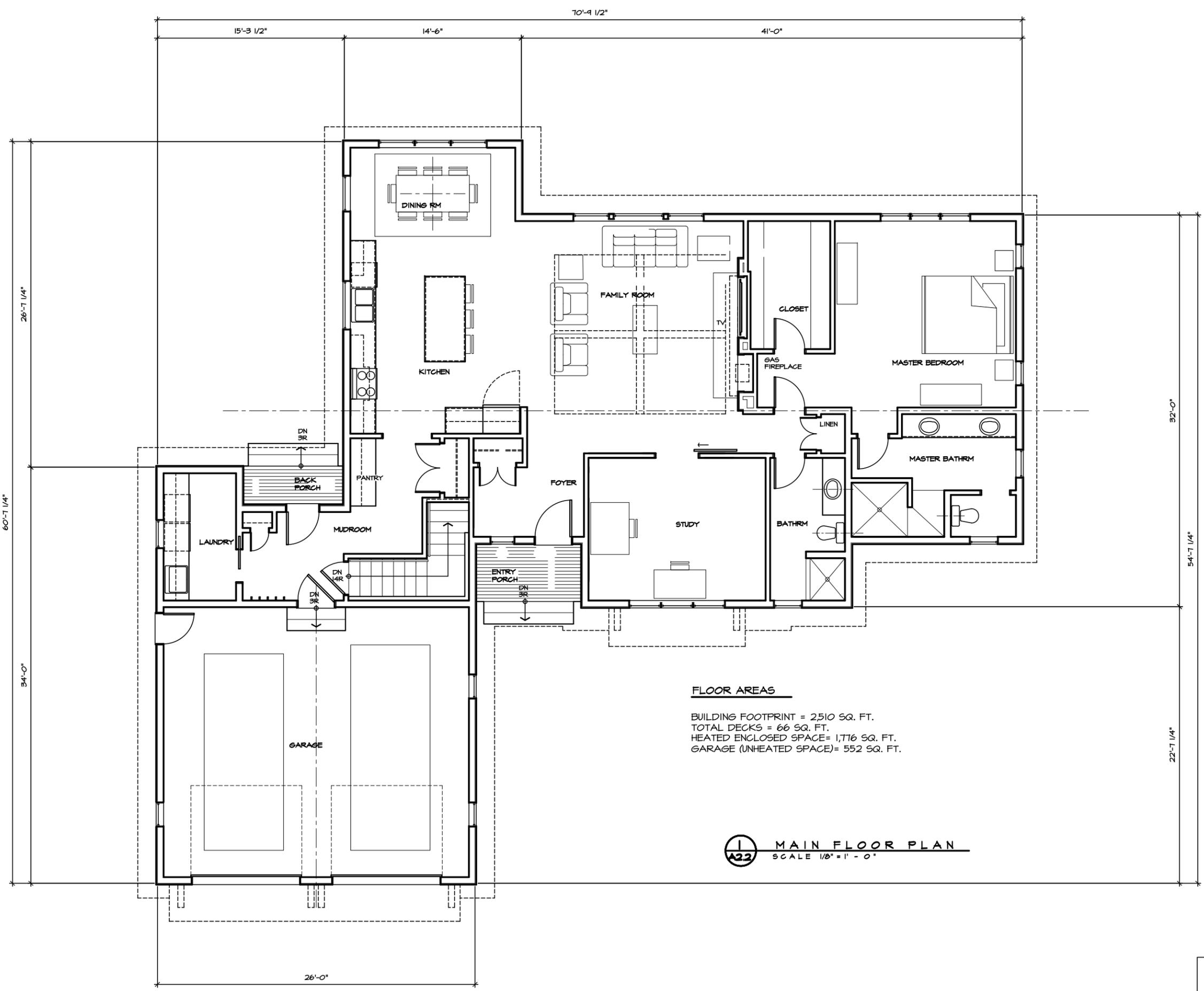
BLANTON RESIDENCE
 STOWE, VERMONT

TOWN OF STOWE - DRB
 BASEMENT PLAN

Date MAY 11/20
 Scale 1/8" = 1'-0"
 Drawn DLH
 Job 2005

Sheet
 Of **A2.1**
 Sheets

RELEASED FOR
 BUILDING PERMIT



FLOOR AREAS

BUILDING FOOTPRINT = 2,510 SQ. FT.
TOTAL DECKS = 66 SQ. FT.
HEATED ENCLOSED SPACE= 1,716 SQ. FT.
GARAGE (UNHEATED SPACE)= 552 SQ. FT.

1 MAIN FLOOR PLAN
SCALE 1/8" = 1' - 0"

LEE HUNTER ARCHITECT
P. O. BOX 1364, 186 FOXFIRE LANE
STONE, VERMONT 05672
PHONE (802) 253-9928 E-MAIL lhunter44@myfairpoint.net



BLANTON RESIDENCE

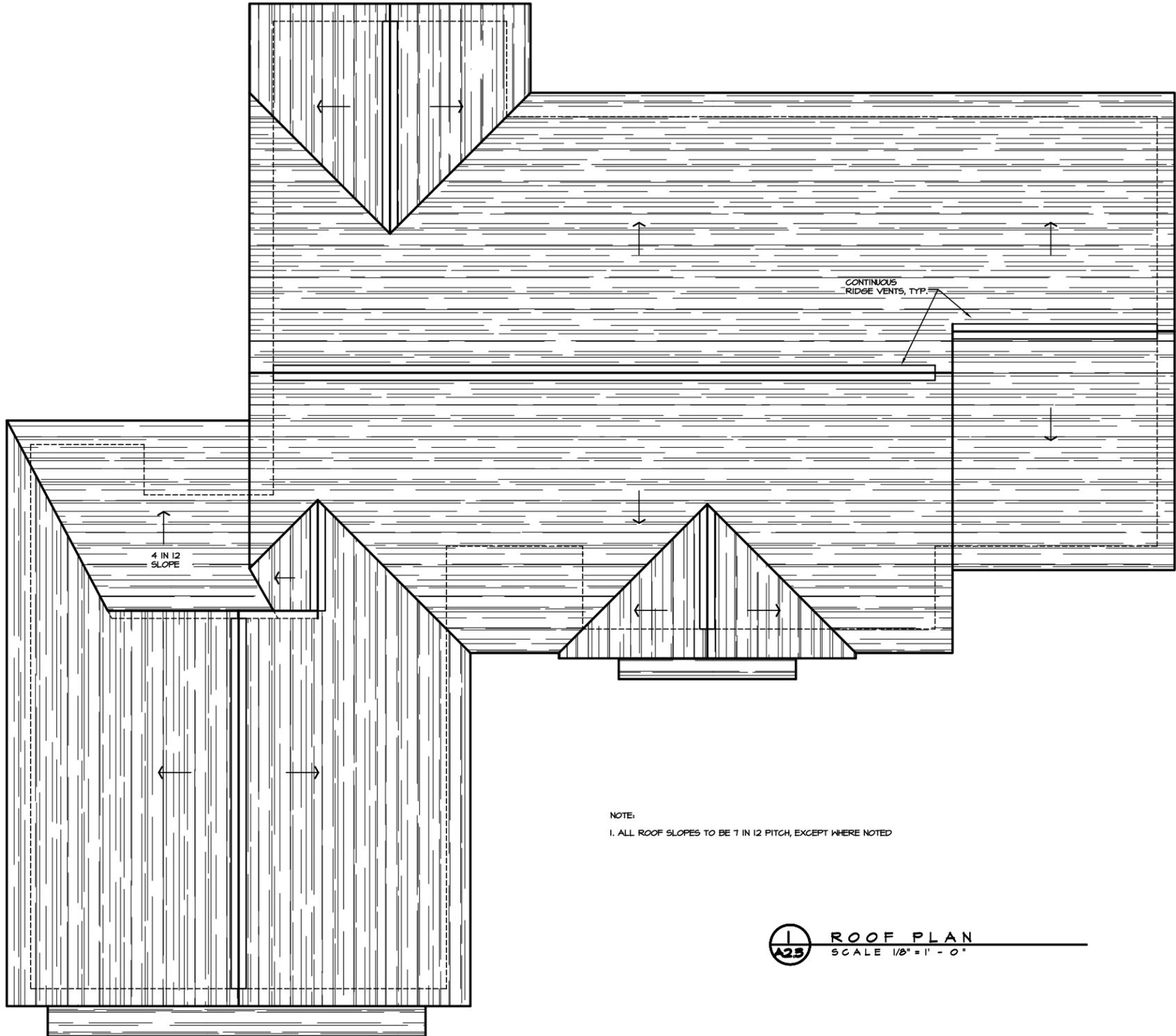
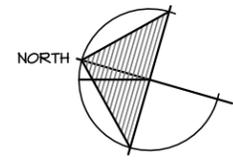
STONE, VERMONT

**TOWN OF STONE -DRB
MAIN FLOOR PLAN**

Date MAY 11/20
Scale 1/8" = 1'-0"
Drawn DLH
Job 2005

Sheet
Of **A2.2**
Sheets

**RELEASED FOR
BUILDING PERMIT**



NOTE:
1. ALL ROOF SLOPES TO BE 7 IN 12 PITCH, EXCEPT WHERE NOTED

1
A2.3 ROOF PLAN
SCALE 1/8" = 1' - 0"

RELEASED FOR
BUILDING PERMIT

LEE HUNTER ARCHITECT
P. O. BOX 1364, 186 FOXFIRE LANE
STONE, VERMONT 05672
PHONE (802) 253-9928 E-MAIL lhunter44@myfairpoint.net



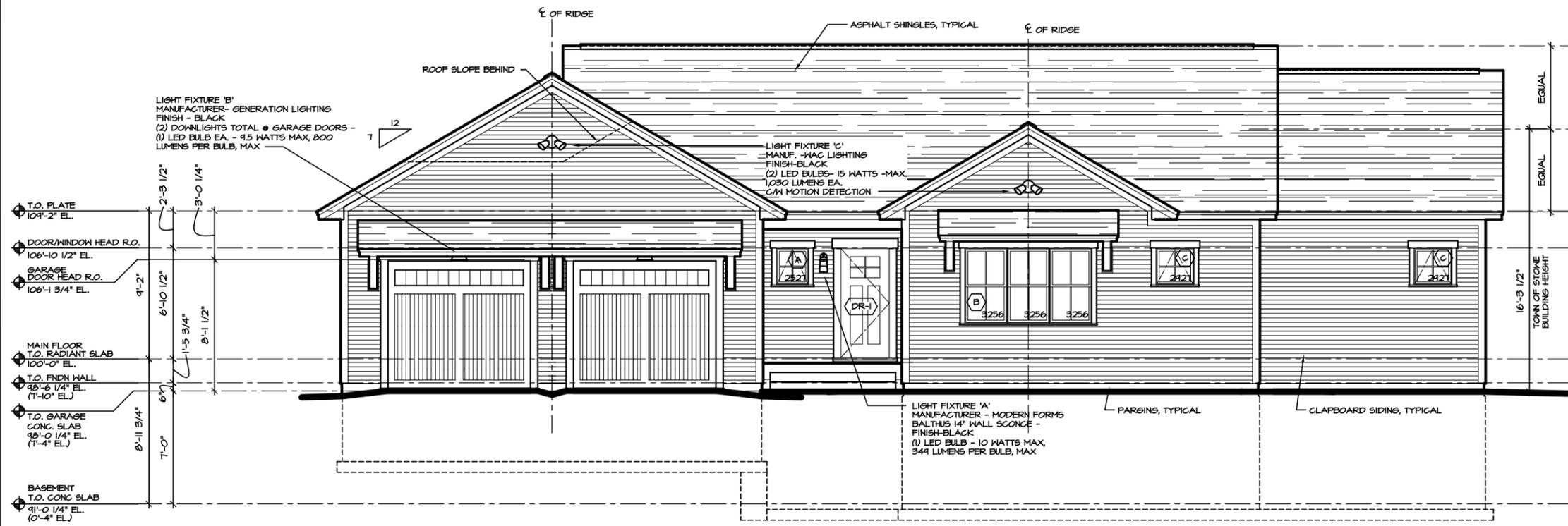
BLANTON RESIDENCE

STONE, VERMONT

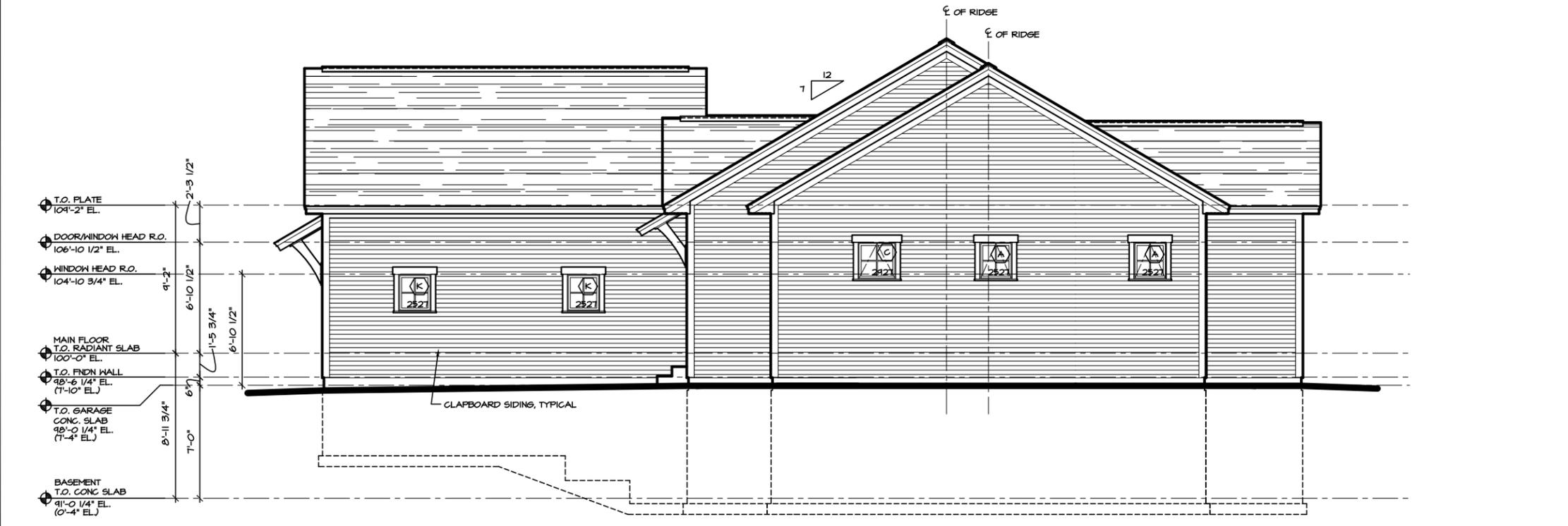
TOWN OF STONE -DRB
ROOF PLAN

Date MAY 11/20
Scale 1/8" = 1'-0"
Drawn DLH
Job 2005

Sheet
Of **A2.3**
Sheets



1 WEST ELEVATION
SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

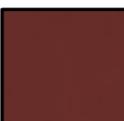
HOUSE - EXTERIOR MATERIALS AND COLOR FINISHES

ROOFING
ALL ROOFING TO BE ASPHALT SHINGLES - OWENS CORNING DURATION 'QUARRY GREY'

WOOD CLADDING AND TRIM
TRADITIONAL CLAPBOARD SIDING AND TRIM - SHERWIN WILLIAMS 'ALABASTER WHITE'
FRONT DOOR - SHERWIN WILLIAMS 'CRABBY APPLE, 7592'
ALL OTHER DOORS INCL. GARAGE DOORS - SHERWIN WILLIAMS 'ALABASTER WHITE'

WINDOWS
MARVIN, ELEVATE SERIES, COMPOSITE GLAD WINDOWS
- FINISH : 'EBONY' (BLACK)
- GLAZING : STANDARD DUAL PANE W/ LOW 'E' COATING

FINISHES

-  TRADITIONAL CLAPBOARD SIDING AND TRIM AND MOST DOORS - SHERWIN WILLIAMS 'ALABASTER WHITE'
-  FRONT DOOR - SHERWIN WILLIAMS 'CRABBY APPLE, 7592'
-  WINDOWS - EXTERIOR CLADDING 'EBONY' (BLACK)
-  ASPHALT SHINGLES - OWENS CORNING DURATION 'QUARRY GREY'

NOTE: DUE TO THE PRINTING PROCESS, COLORS MAY DIFFER THAN SHOWN BUT SHOULD CONVEY GENERAL INTENT

RELEASED FOR BUILDING PERMIT

LEE HUNTER ARCHITECT
P. O. BOX 1364, 186 FOXFIRE LANE
STONE, VERMONT 05672
PHONE (802) 253-9928 E-MAIL lhunter44@myfairpoint.net

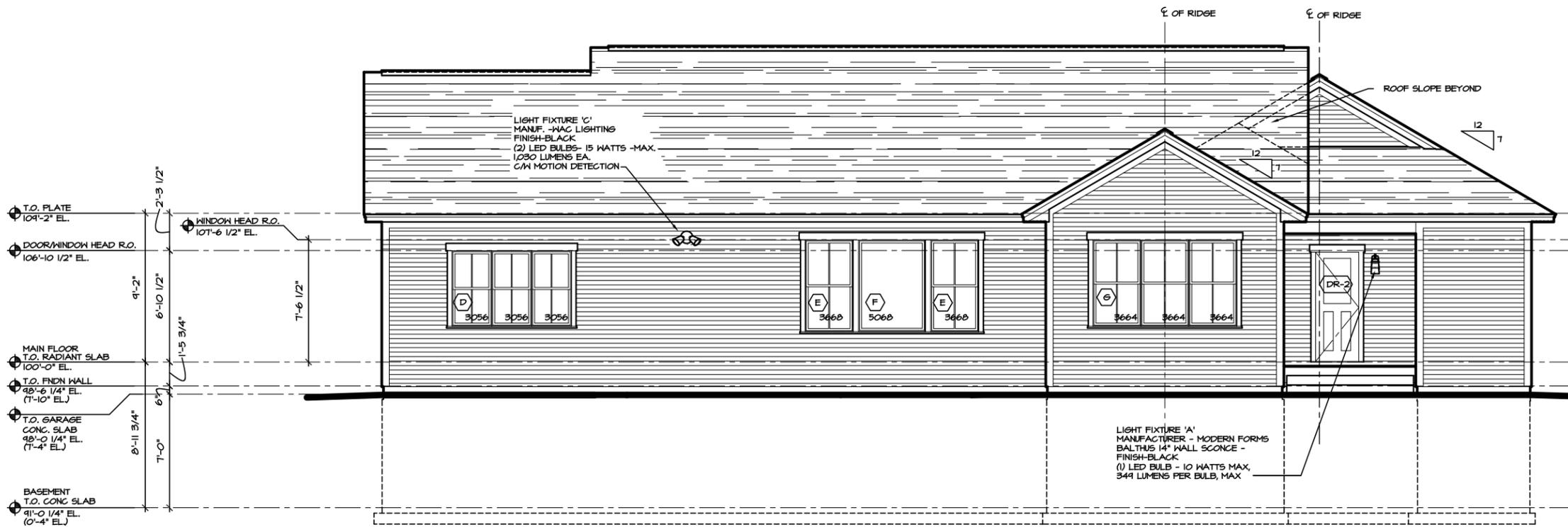


BLANTON RESIDENCE

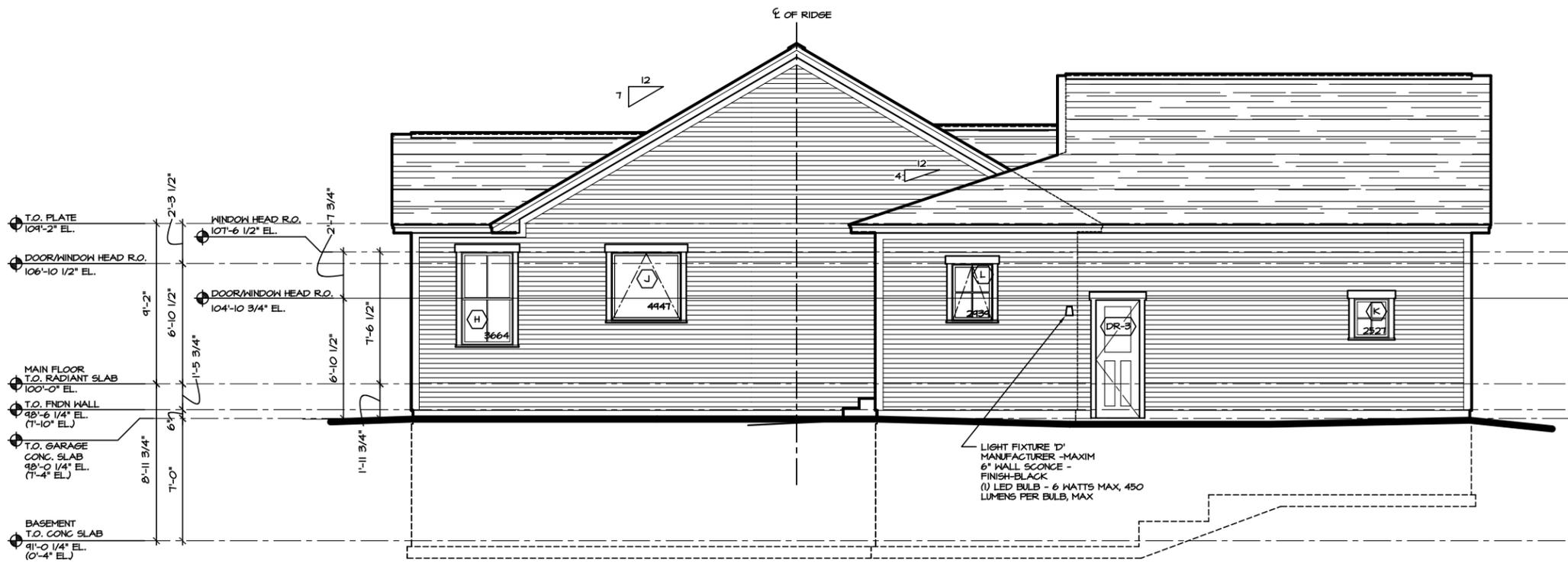
TOWN OF STONE - DRB
ELEVATIONS

Date MAY 11/20
Scale 1/8" = 1'-0"
Drawn DLH
Job 2005

Sheet
A3.1
Of Sheets



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



2 NORTH ELEVATION
SCALE 1/8" = 1' - 0"

HOUSE - EXTERIOR MATERIALS AND COLOR FINISHES

ROOFING

ALL ROOFING TO BE ASPHALT SHINGLES - OWENS CORNING DURATION 'QUARRY GREY'

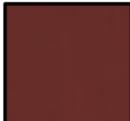
WOOD CLADDING AND TRIM

TRADITIONAL CLAPBOARD SIDING AND TRIM - SHERWIN WILLIAMS 'ALABASTER WHITE'
FRONT DOOR - SHERWIN WILLIAMS 'CRABBY APPLE, T542'
ALL OTHER DOORS INCL. GARAGE DOORS - SHERWIN WILLIAMS 'ALABASTER WHITE'

WINDOWS

MARVIN, ELEVATE SERIES, COMPOSITE CLAD WINDOWS
- FINISH : 'EBONY' (BLACK)
- GLAZING : STANDARD DUAL PANE W/ LOW 'E' COATING

FINISHES

-  TRADITIONAL CLAPBOARD SIDING AND TRIM AND MOST DOORS- SHERWIN WILLIAMS 'ALABASTER WHITE'
-  FRONT DOOR - SHERWIN WILLIAMS 'CRABBY APPLE, T542'
-  WINDOWS - EXTERIOR CLADDING 'EBONY' (BLACK)
-  ASPHALT SHINGLES - OWENS CORNING DURATION 'QUARRY GREY'

NOTE: DUE TO THE PRINTING PROCESS, COLORS MAY DIFFER THAN SHOWN BUT SHOULD CONVEY GENERAL INTENT



RELEASED FOR
BUILDING PERMIT

Filed: September 8, 2004 9:25 A.M.

Attest: *Daniel R. Mulligan*

Town Clerk

Book 15 Page 19

SURVEY NOTES

TOTAL STATION EXTERIOR PERIMETER SURVEY OF LOTS 2A & 2B BY CHDY LINDEMANN AND DANIEL MULLIGAN FROM NOVEMBER 1999 TO APRIL 2000. SUBDIVISION LINE BETWEEN LOT 2A AND LOT 2B WAS SURVEYED IN AUGUST 2004 BY CHDY LINDEMANN AND DANIEL MULLIGAN. LOT 1 WAS NOT SURVEYED BY THIS OFFICE. DRAFTING, CALCULATIONS AND DEED RESEARCH BY DANIEL MULLIGAN. REFERENCE MAP 6 (SEE BELOW) WHICH INDICATES 1988 MAGNETIC NORTH AS A BASIS. BEARINGS ARE ACCURATE TO THE NEAREST 15" OF ARC, BUT ARE DISPLAYED TO THE NEAREST SECOND OF ARC FOR MATHEMATICAL PURPOSES ONLY. DISTANCES ARE ACCURATE TO THE NEAREST 0.001', BUT ARE DISPLAYED TO THE NEAREST HUNDREDTH OF A FOOT FOR MATHEMATICAL PURPOSES ONLY. VARIATIONS IN BEARINGS AND DISTANCES RELATIVE TO THE NOTED REFERENCE SURVEY MAPS ARE DUE TO A REFINEMENT IN SURVEY METHOD AND/OR A DIFFERENT BASIS OF BEARINGS.

REFERENCE MAPS

- STOWE LAND RECORDS**
- 1) 'LUCE TO DACOSTA' - LUCE HILL, STOWE, VT SCALE: 1"=100' FEB. 1962 BY JOHN ROTH AND RECORDED IN MAP BOOK A PAGE 35
 - 2) 'PROPOSED SALE, JAMES R. FLORANCE AND BARBARA A. AZZOLINA TO GEORGE H. & GAIL C. HOHWELLER' - STOWE, VT SCALE: 1"=100' APRIL 1985 BY GLENN TOWNE AND RECORDED IN MAP BOOK 11 PAGE 61
 - 3) 'RURAL LAND SURVEY OF PROPERTY OWNED BY NEAL C. KOPP LOCATED AT LUCE HILL, TOWN OF STOWE, LAMOLE COUNTY, STATE OF VERMONT SCALE: 1"=50' 1963 BY EDGAR M. WEED AND RECORDED IN MAP BOOK A PAGE 59
 - 4) 'SURVEY PLAN - ARMAND A. AND MARY JANE BOUCHARD TO FRANK S. AND JANET T.S. COAN' JULY 1962, 20 ACRE PARCEL NORTH OF LUCE HILL ROAD STOWE, VERMONT AND RECORDED IN MAP BOOK A PAGE 52
 - 5) 'A TRANSIT AND LEVEL TAPE SURVEY OF THE FRANK S. COAN PROPERTY STOWE, VERMONT' SCALE: 1"=200' BY ALLEN NEWTON (NOT RECORDED)
 - 6) 'PLAN OF PROPERTY OF PAUL E. PERRY - STOWE, VT SCALE: 1"=500' BY BROW SURVEYING, INC. JANUARY 1989 AND RECORDED IN MAP BOOK 8 PAGE 10
 - 7) 'SUBDIVISION OF PROPERTY OF JOHN & TINA SPRINGER-MILLER, LUCE HILL ROAD - STOWE, VERMONT' APRIL 2000 BY CHARLES GRENIER, CONSULTING ENGINEER, P.C. - SCALE: 1"=100' AND RECORDED IN MAP BOOK 12 PAGE 59

TITLE SOURCE

PHILIP M. LINTILHAC AND J. CREA S. LINTILHAC FROM A BIDDLE DUKE AND IDOLINE S. DUKE BY WARRANTY DEED DATED AUGUST 8, 2003 AND RECORDED IN BOOK 528 PAGES 225-227 OF THE STOWE LAND RECORDS

MONUMENT TABLE

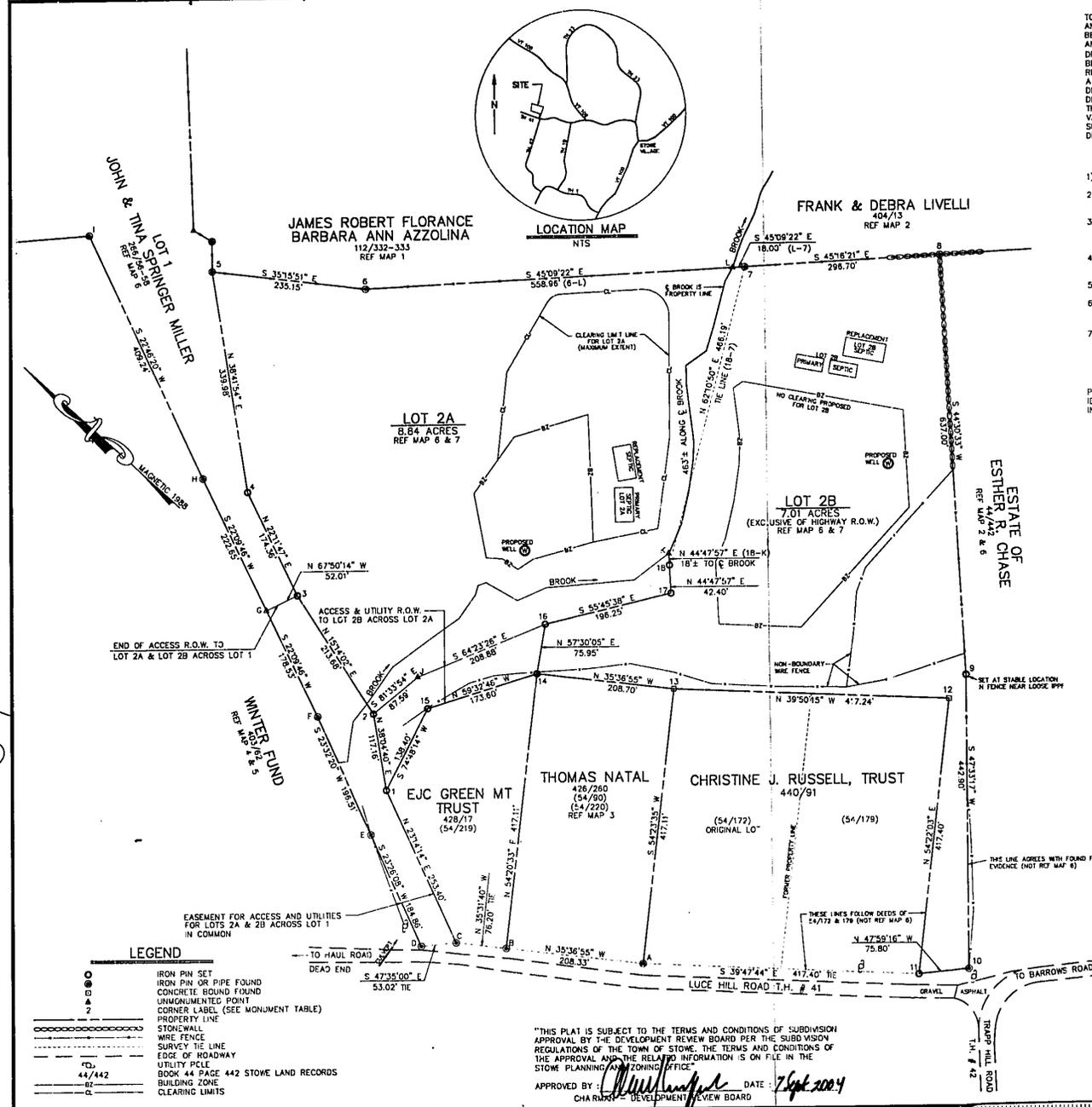
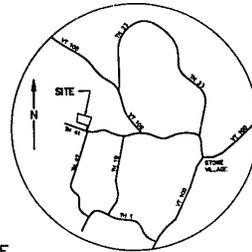
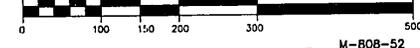
POINT	TYPE	SIZE	HEIGHT	SURVEYOR	REMARKS
		INCHES	INCHES		
1	REBAR	1/2"	0	DRM	SET
2	REBAR	1/2"	0	DRM	SET
3	REBAR	1/2"	0	DRM	SET
4	REBAR	1/2"	5	DRM	SET
5	IRON PIPE	1"	7	---	FOUND STABLE
6	IRON PIPE	3/4"	13	---	FOUND STABLE
7	REBAR	1/2"	6	TOWNE	FOUND STABLE
8	REBAR	1/2"	13	TOWNE	FOUND STABLE
9	REBAR	5/2"	18	DRM	SET IN FENCE
10	REBAR	1/8"	24	---	BENT (BASE)
11	REBAR	1/2"	2	DRM	SET
12	CONC-BOUND	3x3	15	---	REBAR IN CENTER
13	CONC-BOUND	3x3	18	---	REBAR IN CENTER
14	REBAR	1/2"	0	DRM	SET
15	REBAR	1/2"	0	DRM	SET
16	REBAR	5/8"	12	DRM	SET 2004
17	REBAR	5/8"	0	DRM	SET 2004
18	REBAR	5/8"	7	DRM	SET 2004
A	IRON PIPE	3/4"	10	---	FOUND STABLE
B	IRON PIPE	3/4"	15	---	BENT (BASE)
C	IRON PIPE	1"	5	---	SLANTED (TOP)
D	REBAR	1/2"	6	---	FOUND STABLE
E	IRON PIPE	3/4"	19	---	FOUND STABLE
F	REBAR	1/2"	6	---	IN STONE PILE
G	UNMONUMENTED POINT			---	
H	IRON PIPE	3/4"	60	---	FOUND STABLE
I	IRON PIPE	3/4"	24	---	SLANTED (BASE)
J,K,L	UNMONUMENTED POINTS			---	



Daniel R. Mulligan

I CERTIFY THAT THIS SURVEY CONFORMS TO PERTINENT LAND RECORDS AS CONFIRMED OR MODIFIED BY EVIDENCE FOUND ON THE GROUND AND IS CONSISTENT WITH SUCH (EXCEPT WHERE NOTED OTHERWISE), AND WAS PERFORMED AS DIRECTED BY PHILIP & CREA LINTILHAC AND AS NOTED ABOVE.

SUBDIVISION OF PROPERTY OF
PHILIP M. & J. CREA S. LINTILHAC
 LUCE HILL ROAD - STOWE, VERMONT
 AUGUST 2004
 BY CHARLES GRENIER, CONSULTING ENGINEER, P.C.
 P.O. BOX 445 - WATERBURY, VERMONT 05676
 SCALE: 1" = 100'



LEGEND

- IRON PIN SET
- IRON PIN OR PIPE FOUND
- ◐ CONCRETE BOUND FOUND
- ▲ UNMONUMENTED POINT
- ▲ CORNER LABEL (SEE MONUMENT TABLE)
- PROPERTY LINE
- STONEWALL
- WIRE FENCE
- SURVEY TIE LINE
- EDGE OF ROADWAY
- UTILITY PILE
- BOOK 44 PAGE 442 STOWE LAND RECORDS
- BUILDING ZONE
- CLEARING LIMITS

"THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF SUBDIVISION APPROVAL BY THE DEVELOPMENT REVIEW BOARD PER THE SUBDIVISION REGULATIONS OF THE TOWN OF STOWE. THE TERMS AND CONDITIONS OF THE APPROVAL AND THE RELATED INFORMATION IS ON FILE IN THE STOWE PLANNING AND ZONING OFFICE."

APPROVED BY: *Charles Grenier* DATE: 7 Sept 2004
 CHARLES GRENIER DEVELOPMENT REVIEW BOARD

S-04-14 Filed on 9.8.04

Hall & McChesney Inc
 6 STRONG AVENUE NEW YORK 10011 TELEPHONE 212-682-2311
 4000 BROADWAY WASHINGTON CAROLINA PHONE 704-338-3331

1978
 CIVIL 100th YORK
 1978

This plat meets the requirements of 27 VSA 1403.

Rephotographs of New England, Williston, VT hereby certify that this map was reproduced by the fixed line photographic process.

C. Fayel

**TOWN OF STOWE
DEVELOPMENT REVIEW BOARD**

Findings of Fact & Conclusions of Law

IN RE: Phillip M. and J. Crea S. Lintilhac
886 Northgate Road
Shelburne, Vermont 05482

S-04-14

PROCEDURAL HISTORY:

The Development Review Board received this application on June 4, 2004. The application was warned in the Stowe Reporter and posted on July 1, 2004. A public hearing was held on July 20, 2004, at which time the hearing was closed. The decision was rendered electronically by the Board on August 16, 2004.

FINDINGS OF FACT & CONCLUSIONS OF LAW: During its review of this application, the Board made the following Findings of Fact:

1. Phillip M. and J. Crea S. Lintilhac own a 15.8-acre parcel off the Luce Hill Road, ¼ mile above the Trapp Family Lodge and located within the Rural Residential (RR) 5 zoning district.
2. The applicants propose to subdivide the 15.8-acre parcel into two lots with Lot #2A being 8.8 acres and Lot #2B being 7 acres. Each lot is intended for a single-family dwelling with a caretaker's apartment.
3. The owner has submitted engineering plans and details for the two lots prepared by Charles Grenier – Consulting Engineer.

Section 5.1 – General Planning Standards:

4. **Section 5.1(1) – Character of Land for Subdivision:** The minimum lot size for the RR 5 zoning district is 5 acres. Both lots are mostly meadow with some wetlands.

Conclusion: The property is suitable for subdivision into two lots.

5. **Section 5.1(2) – Natural and Scenic Features:** The applicant stated that there are wetlands on both lots which may be cleared but not stumped under the Act 250 permit

Conclusion: The wetlands will be given due regard during any land development.

6. **Section 5.1(3) – Historic Resources and Community Character:** The parcel is located in a largely undeveloped area with few houses.

Conclusion: Not applicable.

7. **Section 5.1(4) – Reserved Strips:** There are no reserved strips.

Conclusion: Not applicable.

8. **Section 5.1(5) – Screening and Landscaping:** No screening or landscaping is proposed as part of this application.

Conclusion: Not applicable.

9. **Section 5.1(6) – Pedestrian Access:** There are no provisions for public pedestrian access as part of this subdivision.

Conclusion: Not applicable.

10. **Section 5.1(7) – Traffic:** Both lots will be accessed by driveways off of a 575' long and 50' wide right of way across the lands of John and Tina Springer-Miller. There are no construction plans for either lot at this time.

Conclusion: There will be a minimal increase in traffic as a result of this subdivision.

11. **Section 5.1(8) – Municipal Facilities:** Both lots will be served by onsite septic and water systems.

Conclusions: There should be no discernable adverse impact on municipal facilities.

12. **Section 5.1(9) – Lot Configuration:** The minimum lot size for the RR 5 zoning district is 5 acres.

Conclusion: The applicants have adequately addressed lot configuration.

13. **Section 5.1(10) – Building Area:** The applicants presented engineering plans showing a general house site for each lot. The plans indicated setbacks, well and leach field locations and streams on the property.

Conclusion: The proposed subdivision provides adequate building sites for each lot.

14. **Section 5.1(11) – Energy Conservation:**

Conclusion: Not applicable.

15. **Section 5.1(12) – Fire Protection Facilities:** The engineering plans show a pond site for Lot #2B. The pond will be applied for at a later date.

Conclusion: The presence of a pond will provide adequate water storage for fire protection.

16. **Section 5.1(13) – Disclosure of Subsequent Development Plans:** There are no subsequent development plans at this time.

Conclusion: Not applicable.

17. **Section 5.1(14) – Private Enforcement Mechanisms:**

Conclusion: Not applicable.

Section 5.2 – Prominent Hillside and Ridgelines:

18. This property is not located in the Ridgeline Hillside Overlay District. The property is not located on any prominent hillsides or ridgelines.

Conclusion: Not applicable.

Section 5.3 – Open Space and Cluster Development:

Conclusion: Not applicable.

Section 5.4 – Road Standards and Coordination with Public Highways:

Conclusion: Not applicable.

Section 5.5 – Utilities and Stormwater Management:

19. **Section 5.5(1) – Utilities:** There will be onsite wastewater and water systems as shown on the submitted engineering plans. The engineering plans also call for silt fences to be used during driveway construction.

Conclusion: The applicants have made adequate provisions for utilities and stormwater management.

20. **Section 5.5(2) – Power and Telecommunications:** The applicants were granted a 50' right of way for access, power and utility lines off of the Luce Hill right of way.

Conclusion: The applicants have made adequate provisions for power and telecommunications.

21. **Section 5.5(3) – Street Lighting:** No street lighting is proposed due to the small scale of the subdivision.

Conclusion: Not applicable.

22. **Section 5.5(4) – Erosion and Sedimentation:** No building construction is proposed at this time.

Conclusion: Not applicable.

23. **Section 5.5(5) – Stormwater Management:** The engineering plans call for silt fences during driveway construction.

Conclusion: The applicants have made adequate provisions for stormwater management.

24. **Section 5.5(6) – Monuments:**

Conclusion: Monuments are indicated on the site plan.

DECISION

Based upon the foregoing Findings of Fact and conclusions of law in re: S-04-14 (Phillip M. and J. Crea S. Lintilhac), the Board took the following action:

A motion was made by Mr. Izzo and seconded by Mr. Jones to approve the application 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. Approval for the construction of a pond is not granted as part of this approval.
3. Pursuant to Section 3.5(1) of the Subdivision Regulations, the approval of this final subdivision application shall expire after ninety (90) days from such approval unless a final subdivision plat shall have been duly filed or recorded in the office of the Town Clerk. No land development associated with this subdivision shall be commenced until such time as the survey plat has been duly signed and filed in the Land Records.

4. The final plat shall show all required easements for access rights-of-way and utilities.
5. The following statement shall be placed upon the plat; "This plat is subject to the terms and conditions of subdivision approval by the Stowe Development Review Board per the Subdivision Regulations of the Town of Stowe. The terms and conditions of approval and related information is on file in the Stowe Planning and Zoning Office" and shall include an area for the Board to sign and date their approval of the plat.
6. The plat shall include the following minimum information: The name of the town; name of the subdivision; name of the owner of record; subdivider, name and seal of engineer, if any, and land surveyor, licensed by the State of Vermont; the accurate location of all monuments to be set at the corners of the lots.
7. The final plat shall be annotated to clearly show the proposed limits of clear cutting around each house site.

Voting in favor: Mr. Coppock, Mr. Izzo, Mr. Jones and Mr. Walton. Voting to deny: None. Voting to abstain: None. Absent: Mr. Aumand. (Note there are two vacancies on the Board at this time).

The motion carried (4-0); the application is approved.

Dated at Stowe, Vermont this the 16th of August, 2004.

By: 
Allan J. Coppock, Chair
Stowe Development Review Board

A final survey plat must be filed with the Town not later than ninety (90) days from the date of this decision as required by Section 3.5(1) of the Stowe Subdivision Regulations and by Vermont State Statute.

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

The foregoing represents the decision of the Development Review Board, and is NOT a permit. A zoning permit will not be issued by the Administrative Officer until:

- (1) All necessary approvals have been obtained
- (2) All conditions imposed as part of the approval have been met
- (3) A survey has been filed with the Stowe Town Clerk.

The commencement of the activities described within this decision without a valid permit constitutes a violation of the Stowe Zoning Regulations as provided in Section 23.4.