



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

Project # 6285
 (To be assigned)

Date Received: 6-19-20

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

Owner Information

Property Owner: DAVID AND DONNA EVANS
 Mailing Street Address: 287 WINTERBIRD RD
 City, State and Zip: STOWE, VT, 05672
 Phone Number: 802 Day: 760-8798 Other phone or email: evansdgl@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: BRYAN RD., STOWE, VT.
 Business (if any): _____
 Tax Map ID: 08-044.090

Please briefly describe the project or request below:

MINIMAL ALTERATION SUBDIVISION APPLICATION
 FOR CLEARING ZONE AMENDMENT WITHOUT
 INCREASE IN CLEARING AREA.

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:

David Evans Donna Evans

Date: June 18, 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 <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 type="checkbox"/> No <input checked="" 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 type="checkbox"/> No <input checked="" 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: N/A * 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.

**Minimal Alteration Subdivision Application
Clearing Zone Amendment For Lot on Bryan Road (#08-044.090)
Owned by David and Donna Evans
Prepared By David Evans June 17, 2020**

Drawings:

Drawing #1 and #2 - Location Maps

Drawing #3 - Existing Conditions - Total Cleared Area 0.97 Acres

Drawing #4 - Current Approved Clearing Limits - Total Clearing Area 1.13 Acres

Drawing #5 - Areas Not Cleared Inside Limits and Area Cleared Outside Limits

Drawing #6 - Clearing Limits Amendment - Total Clearing Area 1.09 Acres

Description:

This amendment will allow the clearing zone limits to be changed without increasing the total area cleared at the lot on Bryan Rd. , Stowe, Vermont (tax number #08-044.090, Span #621-195-10868) owned by David and Donna Evans currently residing at 287 Winterbird Rd., Stowe Vermont. The amendment will have total clearing limits of 1.09 acres which is less than the 1.13 total clearing area currently allowed. This request for a clearing zone amendment is a minimal alteration subdivision application since the clearing area would be changed less than 10 percent in accordance with Stowe Subdivision Regulations Section 3.1.4. White pine trees (3-6 feet high) will be planted between Summer 2020 and Fall 2021 to further reduce the amount of cleared area as shown on the Clearing Limits Amendment drawing. The purpose of the amendment is to provide access/space for a future house site. A separate development application for a residential house and garage is planned to be done in the future.

Subdivision Requirements:

The clearing limit amendment will meet the Town Of Stowe Subdivision Regulations as follows:

Section 5.1. 1) Character of land for subdivision: A future residential house and garage fits the character of this existing subdivision.

Section 5.1. 2) Natural and Scenic Features: The clearing amendment will not have adverse impact on: brooks, streams, water bodies, ground water resources and wetlands; prime agricultural soils, farmland resources and scenic meadowland; important forest resources; aesthetic resources and scenic vistas, including views onto and arising from subject property. The lot is in a residential area that is not within the Ridgeline and Hillside Overlay District (RHOD). It has no brooks, streams, water bodies, wetlands, or agricultural soils.

Section 5.1.3) Protection of Significant Wildlife Habitat and Natural Communities: There are no known mapped significant wildlife habitat areas on the lot. Development of less than 13 percent of the total lot area will have minimal impact on wildlife. The house will not have a lawn and will be bordered by garden areas.

Section 5.1. 4) Historic Sites and Community Character: Not Applicable

Section 5.1. 5) Reserved strips: Not Applicable

Section 5.1.6) Screening: The amended clearing limits provide for adequate screening with trees from neighboring houses and the road. The house will have no lawn and have a naturally colored exterior (grey, brown, evergreen - roofing and siding) which will provide additional screening. White pine trees will be planted between Summer 2020 and Fall 2021 as shown on the Clearing Amendment drawing which will provide more screening.

Section 5.1.7) Pedestrian Access: Not Applicable.

Section 5.1.8) Traffic: Not Applicable.

Section 5.1.9) Municipal Facilities: Not Applicable.

Section 5.1.10) Lot Configuration: Not Applicable.

Section 5.1.11) Building Zone: The Clearing Limit Amendment drawing shows the building zone.

Section 5.1.12) Fire Protection Facilities: Construction of the driveway will be in general compliance with the Stowe Fire Department Construction Standards where applicable. The driveway will have a maximum grade less than 15% (average grade will be less than 10%). The driveway curves will have horizontal curve 100 ft. radius minimum. The driveway will be minimum 12 ft. wide. There will be a turn around at the house site as shown on the Clearing Limit Amendment drawing.

Section 5.1.13) Disclosure of Subsequent Development Plans: Not Applicable.

Section 5.1.14) Private Enforcement Mechanisms: A homeowners association is in place to ensure the continual maintenance of shared driveways and other shared facilities.

Section 5.2) Subdivision within the Ridgeline and Hillside Overlay District (RHOD): Not Applicable. The lot is not located in the RHOD.

Section 5.3) Open Space and Planned Unit Development : Not Applicable

Section 5.4 Road Standards and Coordination with Public Highways): Not Applicable

Section 5.5.1) Utilities: Adequate provisions for stormwater and utilities have been provided for the lot. Culverts, rip rap, and rock check dams have been installed to slow and divert stormwater to vegetation on the lot. Power, telephone, and a common wastewater system are already installed for the lot.

Section 5.5.2) Power and Telecommunications: Power and telephone lines are buried. The power and telephone boxes are screened behind trees.

Section 5.5.3) Street Lighting: Not Applicable

Section 5.5.4) Stormwater Management (Erosion Prevention and Sediment Control): Culverts, rip rap, rock check dams, silt fences, mulching and seeding are being used for stormwater management. All stormwater management activities will adhere to current State of Vermont erosion prevention and sediment control standards and to the requirements of Section 3.12 of the Stowe Zoning Regulations.

Section 5.5.5) Monuments: Steel survey or pins with plastic caps are installed at all property corners.

Adjacent Property Owners:

James Donovan
Katherine Donovan
354 Bryan Rd.
Stowe, VT 05672

Howard Levine
Judy Lazaro
615 Bryan Rd.
Stowe, VT 05672

Krakower Nancy Living Trust
Trustees: Reid & Nancy Krakower
579 Bryan Rd.
Stowe, VT 05672

Dreissigacker Bari Family Trust
Trustees B & P Dreissigacker
1893 Taber Hill Rd.
Stowe, VT 05672

Manelick LLC
496 Manelicks Drive
Stowe, VT 05672

Owner Contact Information:

David and Donna Evans
287 Winterbird Rd.
Stowe, VT 05672
802-760-8798
email: evansdg1@yahoo.com



Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Roads

- Interstate
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Not part of function Classification S

Stream/River

Town Boundary

Drawing #1 Location Map
Clearing Zone Amendment
Bryan Road Lot (#08-044.090)
Span #621-195-10868
David and Donna Evans
Prepared By David Evans
June 18, 2020

NOTES

Map created using ANR's Natural Resources Atlas

1: 69,559
 June 2, 2020

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

3,534.0 0 1,767.00 3,534.0 Meters

1" = 5797 Ft. 1cm = 696 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Vermont Agency of Natural Resources



Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Parcels (standardized)
- Parcels (non-standardized)
- Roads
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
- Not part of function Classification S
- Stream/River
- Town Boundary

Drawing #2 Location Map
Clearing Zone Amendment
Bryan Road Lot (#08-044.090)
Span #621-195-10868
David and Donna Evans
Prepared By David Evans
June 18, 2020

NOTES

Map created using ANR's Natural Resources Atlas

1: 17,390
 June 2, 2020

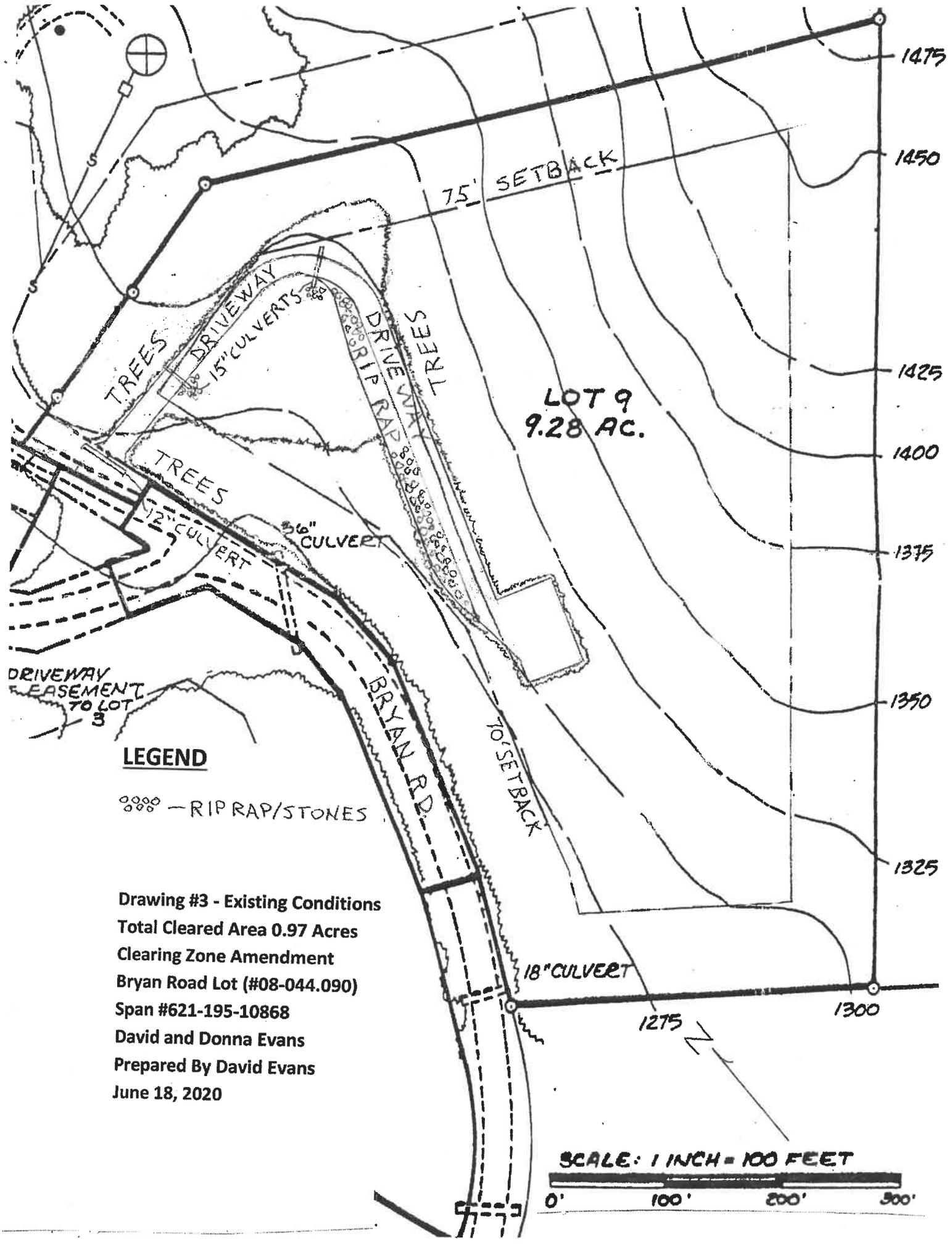
883.0 0 442.00 883.0 Meters

1" = 1449 Ft. 1cm = 174 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Vermont Agency of Natural Resources

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LOT 9
9.28 AC.

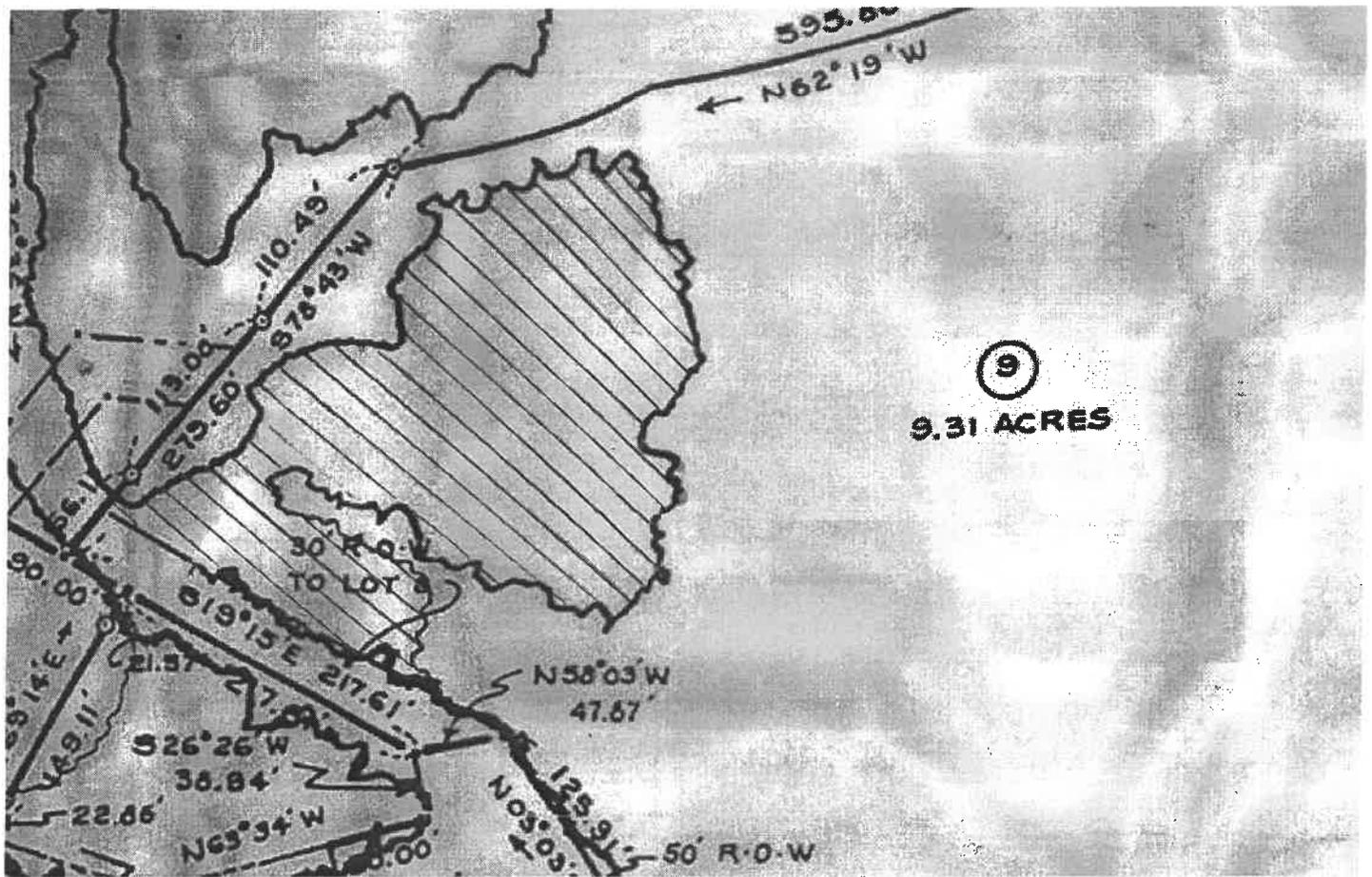
LEGEND

oooo - RIP RAP/STONES

Drawing #3 - Existing Conditions
 Total Cleared Area 0.97 Acres
 Clearing Zone Amendment
 Bryan Road Lot (#08-044.090)
 Span #621-195-10868
 David and Donna Evans
 Prepared By David Evans
 June 18, 2020

SCALE: 1 INCH = 100 FEET





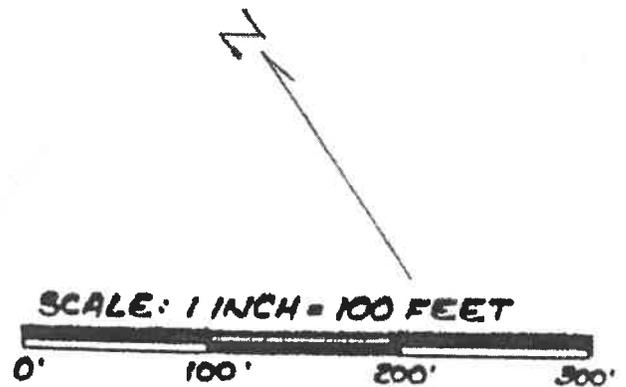
LEGEND

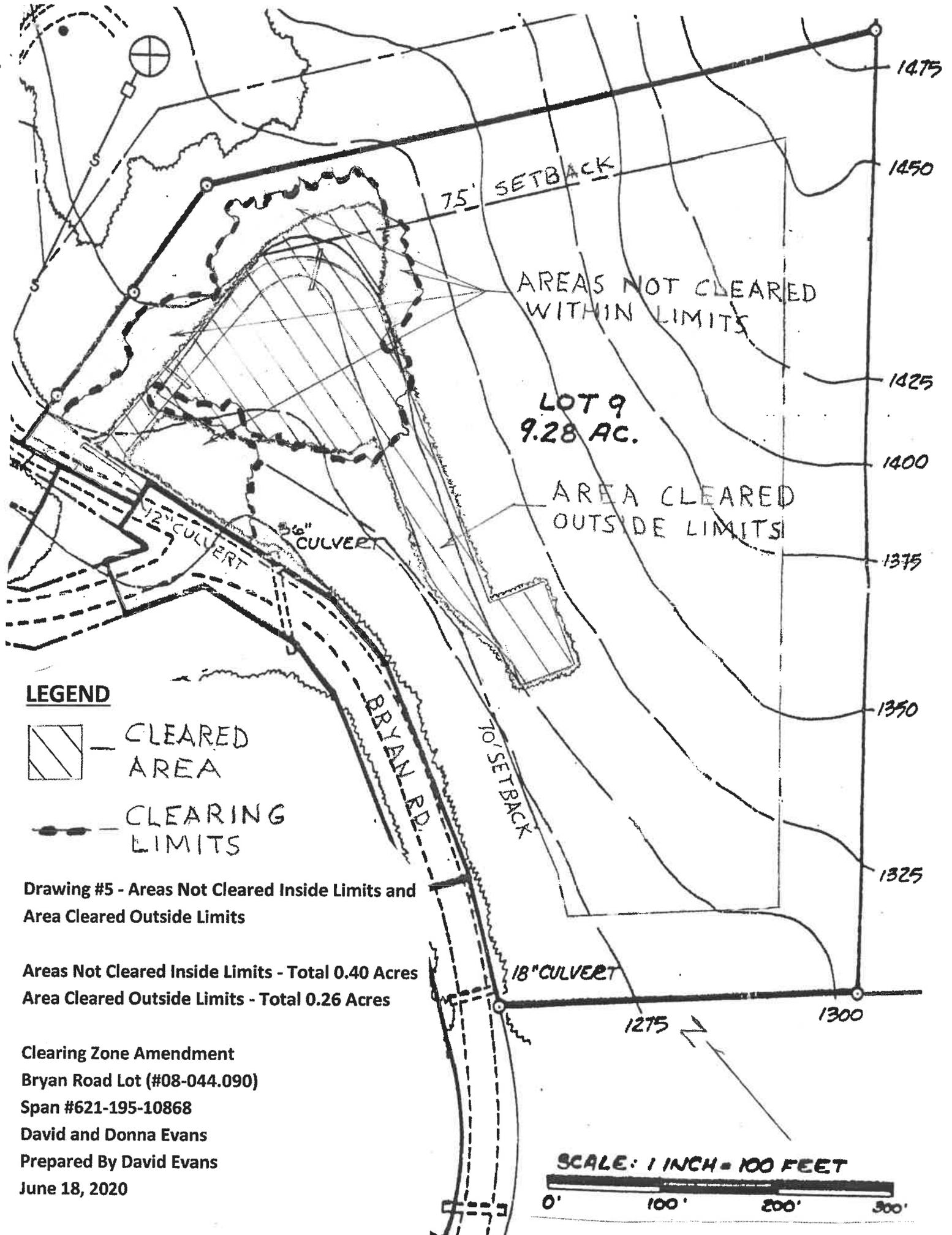
 — CLEARING AREA

Drawing #4 - Current Approved Clearing Limits
Total Clearing Area 1.13 Acres

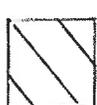
Cut from Wood/Wilson Phase II Subdivision Drawing
by North American Consulting Group, Limited
Revised on July 7, 1995
Total Clearing Area 1.13 Acres

Clearing Zone Amendment
Bryan Road Lot (#08-044.090)
Span #621-195-10868
David and Donna Evans
Prepared By David Evans
June 18, 2020





LEGEND

-  — CLEARED AREA
-  — CLEARING LIMITS

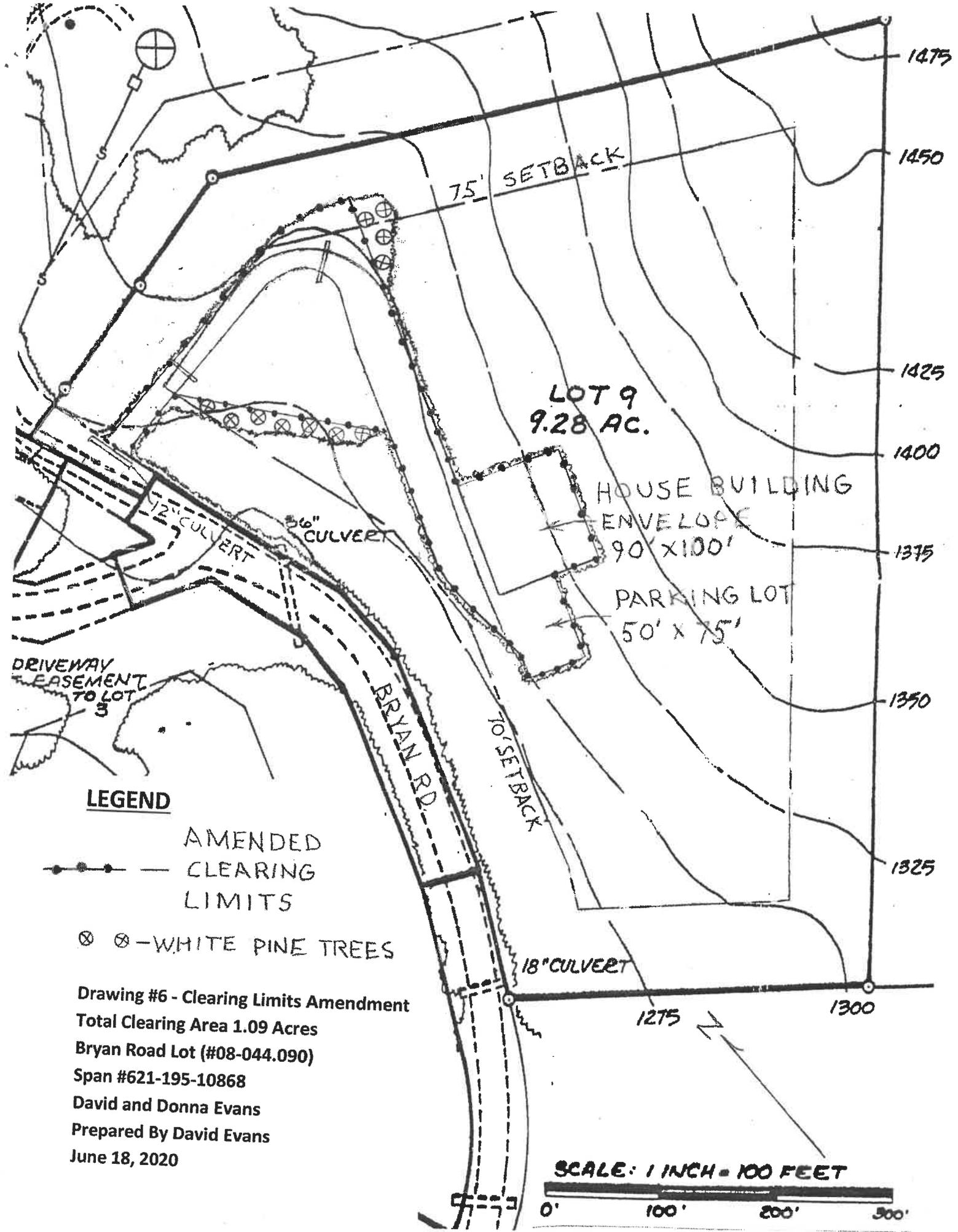
Drawing #5 - Areas Not Cleared Inside Limits and Area Cleared Outside Limits

Areas Not Cleared Inside Limits - Total 0.40 Acres
 Area Cleared Outside Limits - Total 0.26 Acres

Clearing Zone Amendment
 Bryan Road Lot (#08-044.090)
 Span #621-195-10868
 David and Donna Evans
 Prepared By David Evans
 June 18, 2020

SCALE: 1 INCH = 100 FEET





LEGEND

- AMENDED CLEARING LIMITS
- ⊗ ⊗ - WHITE PINE TREES

Drawing #6 - Clearing Limits Amendment
 Total Clearing Area 1.09 Acres
 Bryan Road Lot (#08-044.090)
 Span #621-195-10868
 David and Donna Evans
 Prepared By David Evans
 June 18, 2020

SCALE: 1 INCH = 100 FEET

