

June 18, 2020

Development Review Board
c/o Ms. Sarah McShane, Zoning Director
Town of Stowe
67 Main Street
PO Box 730
Stowe, VT 05672

**Re: 284 Wade Pasture Road – Tax Map 15 Lot 23
Ridgeline and Hillside Overlay District DRB Submission**

Dear Ms. McShane and Board Members,

On behalf of the owners Lisa and Tom Blumenthal we submit the attached plans and supporting information for review by the Development Review Board (DRB) as required by Section 9 of the Town of Stowe Zoning Regulations. The Ridgeline and Hillside Overlay District (RHOD) covers all 3 lots owned by the Blumenthals and their property is in the RR5 Zoning District. The house is located on Lot 23 which is 21.73 acres in area. In 1996 the existing home was constructed by a previous owner, and after purchasing the property in 2003 the Blumenthals renovated the interior portion of the west side of the house with no increase in square footage.

Tom and Lisa have lived at 284 Wade Pasture Road for over a decade and have determined that the house's layout does not meet their family's needs, that the structure is functionally inefficient, and the building shell and HVAC systems are in need of significant upgrading. After studying the issues and balancing the question of cost of repair versus replacement, the decision has been made to remove the existing house, terraces and pool and construct a new home set further north within the existing cleared area on the property. The project design team has spent the past twenty months working with Tom and Lisa on the new design for the replacement home and landscape treatment plan which are shown on the attached plans, sections and elevations.

After meeting with Sarah in July of 2019 we conducted field surveys to determine where there are public views to the existing structure, which is where the new house will be placed. After visiting several areas on Edson Hill Road, Mountain Road and Trap Hill Road we identified only one public vantage point from which the new building can be seen, which is from a segment of Luce Hill Road and Bouchard Road near the intersection with Barrows Road approximately 3.2 miles from the house. In this location Luce Hill Road transitions from Class 2 to Class 3 on Bouchard Road per the Town's ordinance. We also used the USGS Quadrangle Sheets and VT State Mapping to create sections for the area, all of which confirmed that the new house will be visible only from the road segment shown in the maps attached in Exhibit B.

Our conclusions are included in the attached documents, but in summary we believe that the new home and related improvements will be less visible than what can currently be seen because of the reduced building height, the color of the building materials, and the proposed planting on the south side of the new home. The house, utility building, site plan and landscape plan have been designed to carefully fit the new structures onto this site and to preserve the existing adjoining meadow and woodlands. The design team has prepared plans to properly manage and treat the stormwater runoff to make the site grading more natural in

appearance, and to control potential erosion issues. Based upon our work we believe that the new structure will be well integrated into the hillside setting, and in particular will have reduced visibility in the background view from the area noted on the one short section of Bouchard Road identified in the Town Ordinance as Class 3.

Please note that minor changes in the building's heated and unheated spaces have been made so that the fee required is \$257.82 less than the previously submitted fee. We request that the Town keep that account to cover public notices and other municipal expenses.

This submission includes the following:

Completed Town of Stowe Development Application

Letter of Agency (email from Tom Blumenthal dated 10/2/2019)

Exhibit A - Project Description and Summary:

- A.1 Location Map
- A.2 Aerial Photograph

Exhibit B – Visual Assessment:

- B. 1 Vantage Point Location
- B. 2 Vantage Point on Town Roads Map
- B. 3 Photographs:
 - B. 3 -1 View Context from Luce Hill Road/ Bouchard Road
 - B. 3 -2 Zoom Lens View
 - B. 3 -3 Enlarged and Cropped with Proposed House
 - B. 3 -4 View Context from Edson Hill Road
 - B. 3 -5 View Context from Existing House Site
- B. 4 Southside Elevation Comparison
- B. 5 House Position Comparison
- B. 6 Study Sections Key
 - B. 6 -1 Study Sections Locations

Exhibit C – Written response to RHOD Guidelines and Standards

Building Plans, Elevations and Information:

Floor Plans

- A 2.1 Basement
- A 2.2 Garage and Main Level
- A 2.3 Terraces and Upper Level
- A 2.4 Upper Roof Plan

Elevations

- A 4.1 South Elevation
- A 4.2 West Elevation
- A 4.3 Cabana East Elevation
- A 4.4 East Elevation
- A 4.5 Section
- A 4.6 Cabana North Elevation
- A 7.1 Window and Exterior Doors

Utility Building

- A 4.7 Utility Building

Building Materials

- Building Material Sheet
- Concrete Reference Images Sheet
- Guardian Sunguard Window Information

Site Plans:

Existing Conditions

- L 1.0 Existing Conditions

Grading and Drainage

- L 2.0 Overall Site Plan
- L 3.0A Overall Grading Plan
- L 5.0 Overall Planting Plan
- G 1.0 Green Roof Plan
- G 1.1 Green Roof Sections and Details
- C 2.0 Overall Grading and Drainage
- C 2.1 Building Precinct Drainage
- C 4.0 Erosion Control Details
- C 4.2 Civil Details
- C 4.3 Erosion Prevention & Sediment Control Plan Winter 2020-2021
- C 4.4 Erosion Prevention & Sediment Control Plan Summer 2021
- C 4.5 Erosion Prevention & Sediment Control Plan Winter 2021-2023
- C 4.6 Erosion Prevention & Sediment Control Plan Summer 2023 Stabilization
- C 5.0 Civil Details
- C 5.1 Civil Details
- C 5.2 Civil Details

Site Lighting

- E 3.4 Landscape Lighting Plan
- LL 1.0 Driveway Lighting Plan
- LL 1.1 Site Lighting & Outlets Plan – House Precinct

Exhibit D - Exterior Lighting:

- D. 1 Outdoor Fixture Cut Sheets (6 pages)
- D. 2 Building Mounted Fixture Cut Sheets (3 pages)
- D. 3 Tree Mounted Light
- D. 4 Building Lighting Levels (one page)
- D. 5 Site Lighting Levels (see E 3.4)

We trust you will find this submission complete and place this on your next available agenda for review. Please call or email with any questions or requests for additional information.

Kind Regards,



Stephen B. Mohr, ASLA
Vermont Licensed Landscape Architect #125.0133734
Mohr & Seredin Landscape Architects, Inc.





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	Thomas and Lisa Blumenthal
Mailing Street Address City, State and Zip	300 Commonwealth Avenue, Boston, MA 02115-0214
Phone Number	Day: agent 207-871-0003 Other phone or email: smohr@mohrseredin.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	Stephen Mohr and/or Tatyanna Seredin
Company (if any)	Mohr & Seredin Landscape Architects, Inc.
Mailing Street Address City, State and Zip	18 Pleasant Street Portland, Maine 04101
Phone Number	(207) 871-0003 Other/Email: smohr@mohrseredin.com; tseredin@mohrseredin.com

Site Information

Physical Address	284 Wade Pasture Road, Stowe, VT	
Business (if any)	N/A	
Tax Map ID	Map 15 Lot 23	

Please briefly describe the project or request below:

The project includes the removal of the existing house, pool and terraces and construction of a new home, utility building, pool and terraces in the existing cleared location on the lot. The driveway and utility system will remain where currently located.

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 type="checkbox"/> Property Owner OR <input checked="" type="checkbox"/> Agent for Owner	Signature:  <hr/> Date: June 18, 2020
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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 checked="" type="checkbox"/> No <input 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: 23.5 * 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: 6 + 1 @ 1/2 # Bedrooms: 6 # Kitchens: 1
New Rooms:	# Bathrooms: 7 + 4 @ 1/2 # Bedrooms: 6 # 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: <u>17,216</u> sq ft (including utility bldg.)	\$.20/sq. ft.	\$ 3,443.20
Unheated Enclosed Space: <u>6,190</u> sq ft	\$.13/sq. ft.	\$ 804.70
Unheated Unenclosed Space: <u>465</u> sq ft (such as decks and open porches)	\$.07/sq. ft.	\$ 32.55
Structures other than buildings (such as ponds and tennis courts) (administrative approval)	\$50/structure	\$ N/A
Structures other than buildings (such as ponds and tennis courts) (Conditional use approval required)	\$100/structure	\$ N/A
Additional Recording Fee:	\$15 for permitted uses \$30 for conditional uses	\$ 15.00
	Total Fee**:	\$ 4,295.45

** 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.

Kim Cornwall

From: Thomas Blumenthal <twblumenthal@icloud.com>
Sent: Wednesday, October 2, 2019 7:16 PM
To: Stephen Mohr
Cc: Tanya Seredin; Kim Cornwall; Elizabeth Sposato; Mary Horst; Lisa Achki Blumenthal
Subject: Approval to Proceed

Dear Stephen,

This email is to authorize Mohr & Seredin to act on behalf of me and Lisa for the purposes of securing the Town of Stowe and State of Vermont permits required for the proposed replacement house and related improvements at 284 Wade Pasture Road, Stowe, VT. Thank you for your efforts on our behalf. Best regards,

Tom & Lisa

Thomas W. Blumenthal
+1 617 877 3717

PROJECT DESCRIPTION

The Blumenthal family has owned the 75 acre property on Wade Pasture Road for sixteen years using it throughout the year for family gatherings. The circa 1996 existing house is on one 21.73 acre lot, and the family owns the two adjoining undeveloped lots created by the 1991 Robinson Springs Subdivision. After living in the house since 2003, and with the changing family needs, in 2018 Tom and Lisa undertook a process to assess their long term plans for the structure and the larger property.

To assist with the planning process Tom and Lisa assembled a design team including a builder, a forester, Horst Buchanan Architects, our firm, and Kate Keenan, RLA of Offshoots Productive Landscapes to help review and assess the existing house, grounds and woodlands to determine options for re-use, renovation, expansion or relocation of the existing house. The team determined that to renovate or remodel the existing house would be more costly than simply removing the structure. This is due primarily to the extent of the remodeling required; utility system replacements throughout the home; desired floor plan revisions; and energy use/performance of the existing building shell. After assessing the options, the Blumenthal family decided to remove the structure and replace it with a new home designed to meet their long term plans and goals for the house and grounds.

The team ground-truthed several potential house sites on the larger property and determined that the current house location remains the best site for the new home based upon the views, existing infrastructure, limiting tree clearing required, ideal solar orientation and existing landscape character. The existing lot has 5.81 acres of defined building window and 15.92 acres in conservation easement; 6.5 of which is open meadow with a 13,200 SF man made pond at the lower end of the open field. The soil generated by the pond excavation in 1996 was placed on the existing embankment above (north) of the pond which created an artificially steep slope. The existing slopes are steep (2:1), with the more level areas on the lot being limited to the cut bench where the house is constructed, and the areas below (south) of the pond.

The new home design is organized as several separate buildings connected by the underground garage, basement and utility rooms. The new structure has been moved approximately 20 feet north of the current house footprint and is embedded into the hillside. The building exterior will be a combination of cast in place concrete, terracotta panels, and metal siding with some wood and metal detailing. The windows will be glazed with insulated glass. Roof overhangs or sunshading will be installed over the largest south facing windows to reduce glare, solar heat gain and to limit light spill at night. The project design includes automatic interior shades which will be used to protect the interior finishes and furnishings. The building floor plans and elevations are included in this submission.

The proposed building is two stories with the below-grade basement and below-grade parking garage. Roofs are low slope with internal roof drains and will incorporate green roofs to minimize the visual impact of the house and to reduce rain runoff. The building footprint is 12,210 SF and includes 17,216 SF of enclosed and heated space and 6,190 SF of enclosed and unheated area. The separate 1,180 SF utility building(580 SF footprint) that is west of the house

EXHIBIT A

and set into grade is shown on the site plan. The design team has prepared sections and elevations for the buildings, and the finish floor elevations are noted on the plans.

The utility building will be a one story, flat roofed structure with a basement located 160 feet west of the main house. This will be a cast in place concrete building with limited glazing, exhaust vents and utility doors. The roof will likely be a green roof similar to the house, and building elevations are included with this document. This structure will not be visible except from those who are on the property.

New storm drainage and subdrainage systems are proposed to manage the surface flows, storm event runoff and groundwater. The existing manmade pond will be preserved while the adjoining terrace and landscaping are being removed. The pond will be enhanced with a 1,200 SF naturalized shallow basin added on the west side of the pond. This basin area will receive and treat the runoff from roughly 75% of the constructed area of the project and be vegetated with wet meadow grasses.

Excavated materials and imported fill will be used to reduce the hillside slope to 3 to 1 and then the hillside will be returned to a meadow by seeding. That seed mix will extend onto the roof of the new home as shown on the vegetated roof plans. The design team has inventoried the existing meadow vegetation and developed a mix of native grasses and herbaceous materials to be used on the building roofs to help control runoff, to integrate the structure with the adjoining grades and vegetation, and to avoid the visual impact of a sloped roof with metal or other man-made shingle materials.

To make the existing grades integrate with the new structure low, 2 foot high fieldstone walls are deployed at several locations to help the building grades transition to the existing terrain. The proposed planting is primarily a restoration effort on the south (visible) side with trees and ground covers installed at several locations between the building and top of the sloping meadow. The proposed planting and plant list are shown on the attached landscape plan and Exhibit B3.3 shows a depiction of some of the proposed planting on the south side of the new house.

The permanent exterior lighting has intentionally been minimized to avoid light spill and glare at/from this property. The building mounted fixtures are limited to recessed LED lights only at the major building entrances. At the smaller, less used entrances, the lighting will be by 2 to 5 watt post mounted fixtures with height between 24 and 48 inches. Lighting for the drive will be 6 watt LED shaded down lights mounted at twelve foot heights. Lighting information for each type is attached, as is the photometric plan for the exterior of the house. As previously noted, there are interior shades which will be used at night as well as during the day.

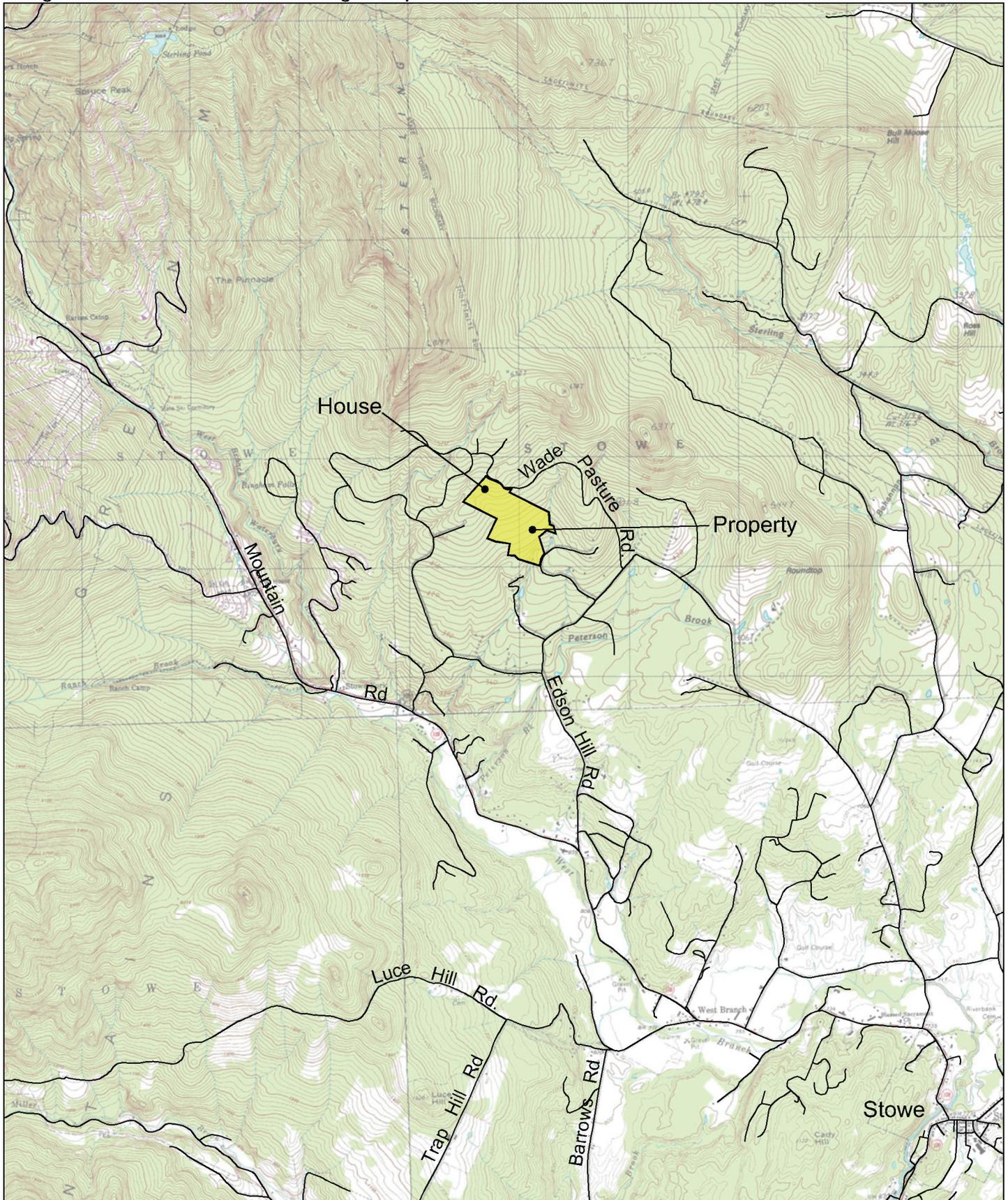
During construction there will be security lighting on the property as required by the insurance company. These will be controlled by timers (off at dusk) as well as motion detection actuators. The temporary lights will be LED, 10 to 25 watts mounted at 10 to 15 foot heights and be set at the perimeter of the work zone and managed/maintained by the general contractor.

The Blumenthals have selected a general contractor, DowBuilt of Seattle and New York. They are working with the design team as the drawings are being prepared and will be managing the work and hiring the subcontractors for the project.

EXHIBIT A

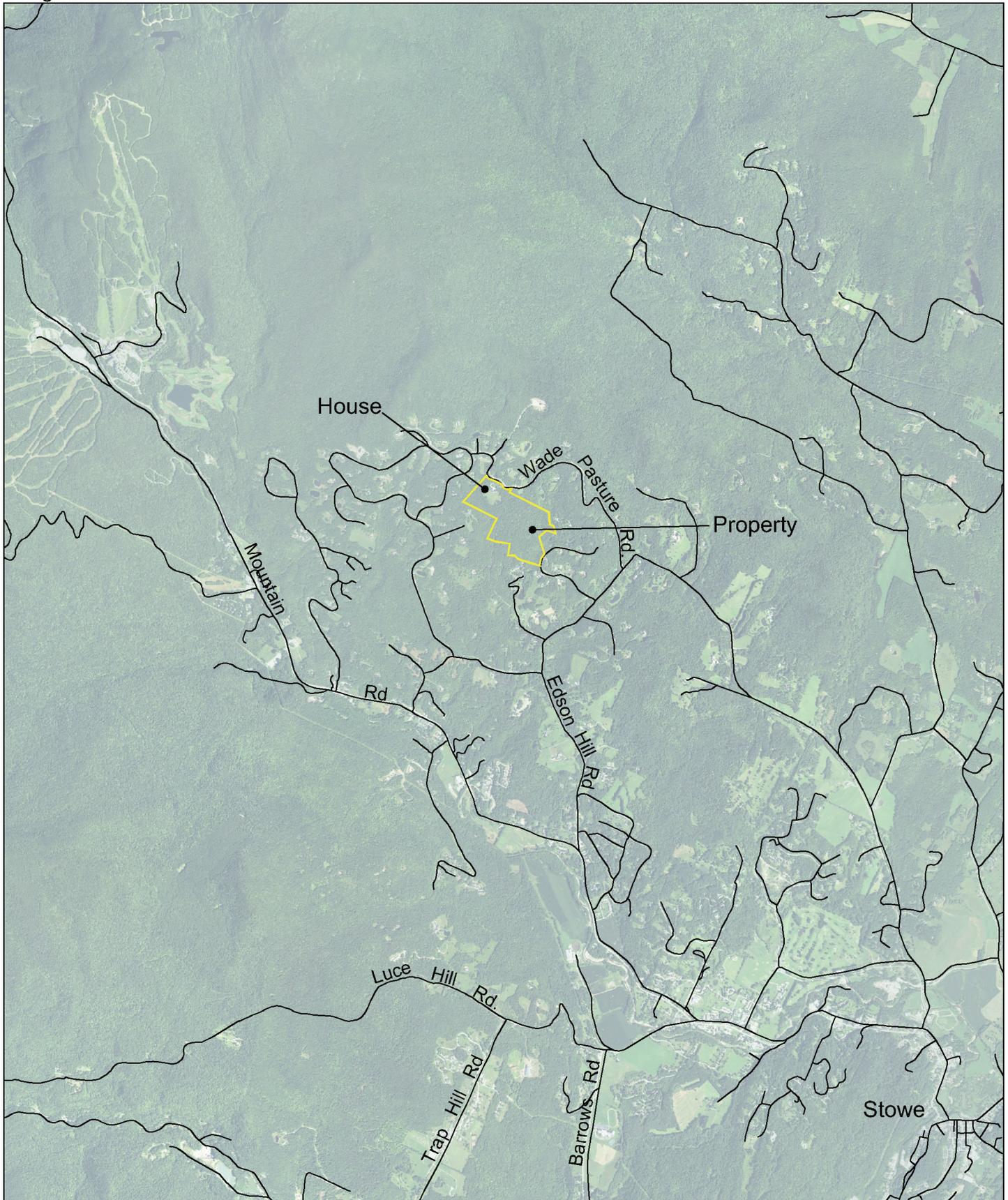
The construction schedule anticipates a thirty-six month build-out beginning in spring of 2021. Some site preparation activities, and initial demolition may occur this fall or early winter, but that has not been finalized at this time. Occupancy is anticipated for spring/summer 2023.

Image Source: U.S.G.S. Quadrangle Map



Scale: 1"=4000'

EXHIBIT A.1 - LOCATION MAP
284 Wade Pasture Road



Scale: 1"=4000'

EXHIBIT A.2 - AERIAL PHOTOGRAPH
284 Wade Pasture Road

VISUAL ASSESSMENT

284 Wade Pasture Road is located within the Town of Stowe Ridgeline and Hillside Overlay District (RHOD). Per Section 9 of the Town's Zoning Ordinance, and our discussion with the Zoning Director, the proposed replacement house is subject to Development Review Board (DRB) review due to its location in the RHOD. The review is required to assure that the replacement structure does not negatively impact views of the area as seen from Class 3 or higher public roads, highways or municipal properties. The underlying purpose of the RHOD is to protect scenic and ecological resources within the Town's RHOD.

The existing house was constructed prior to the enactment of the RHOD, but fortunately exists so that the analysis of the new structure's visibility could take advantage of the presence of the existing structure for the visibility assessment. Mohr & Seredin followed a typical visual assessment protocol which included traveling the nearby public roads and state highways and visiting Town of Stowe properties to determine the visibility of the existing structure; preparing cross sections to assess visibility; comparing the proposed house in place against the existing structure; and then refining the lighting and the landscape plans to mitigate potential impacts.

The assessment process described above yielded two short, adjoining road segment from which the existing/proposed home can be seen. Based upon the field work a short stretch of Luce Hill Road, just east of the intersection with Barrow Road, and a short length of the adjoining Bouchard Road did provide a background view (3.2 miles away) of the existing house. Luce Hill Road is a Class 2 road and Bouchard is a Class 3 road per the Town's ordinance. From Bouchard Road the existing structure is visible for one to two seconds from a vehicle when the adjoining agricultural field's herbaceous growth is less than three feet in height. At this distance the color, massing and at night, the lighted windows, are visible and there is an ability to discern color, general form, and larger distinct building features such as ridgelines. Photographs taken from this location at five feet viewing height, as well as other possible vantage points, are included with this assessment.

The hillside location for 284 Wade Pasture Road is a wooded forestland with rolling hilltops as the visual setting for the property. In this content, structures which are located in large clearings become more visible as the building colors get lighter; as the building forms get longer, higher, and more complex; and if there is not vegetation retained between the vantage point and the structure. As can be seen in the photographs from the road segment where it changes from Class 2 to Class 3, a number of structures are visible on the hillside within the Robinson Springs Subdivision, one of them being the house at 284.

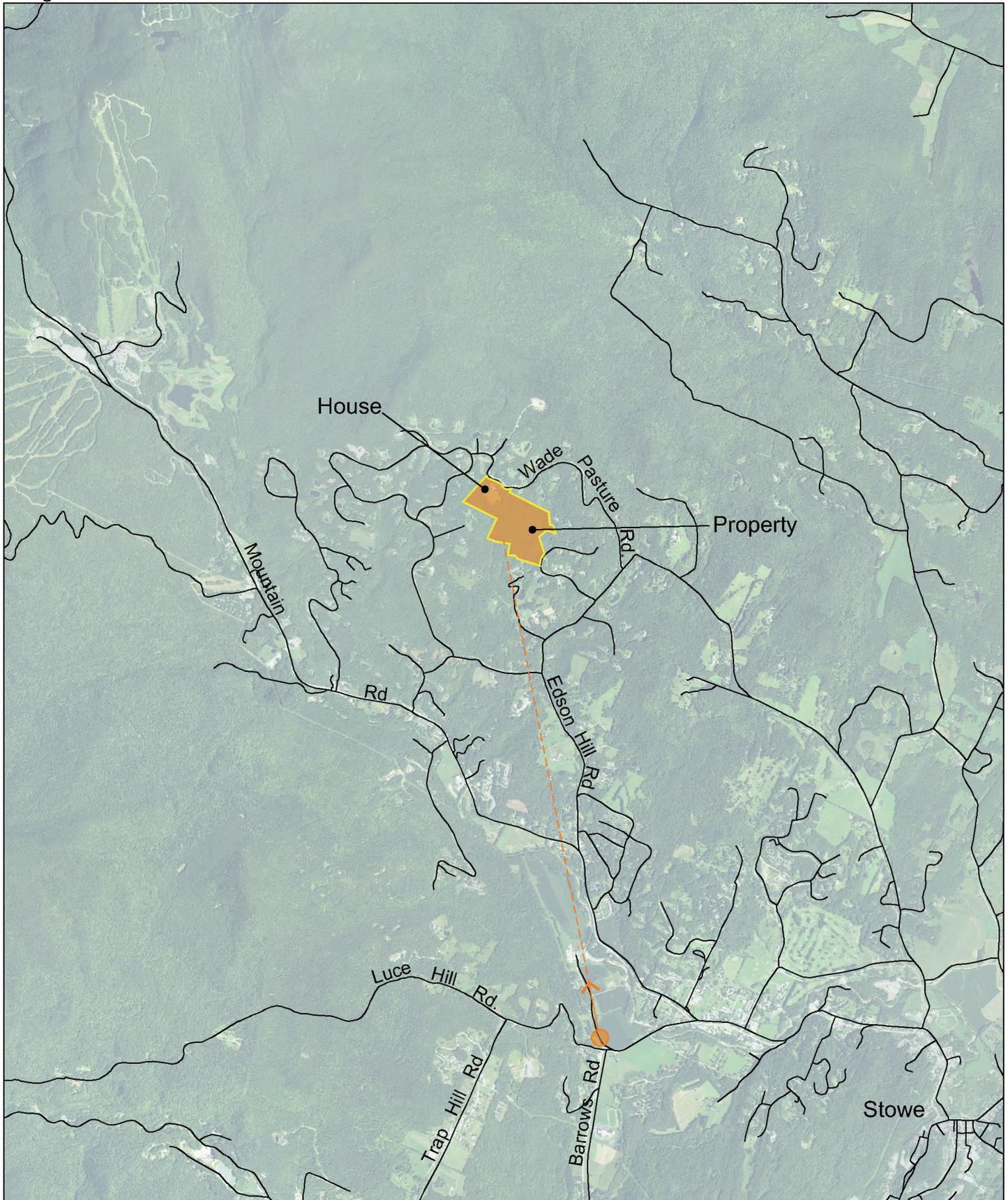
In the existing conditions photographs and as documented in the plans of the current house, the height to ridgeline as measured from the first floor is approximately 40 feet (note: this is not how building height is measured per the Zoning Ordinance, but it is how our office assesses visibility). The wood roof shingles, light colored trim and siding, large chimneys, and the extent of glass seen from Bouchard Road do make the house visible to the naked eye from the identified vantage point. The balance of the vegetated clearing associated with the existing house is not visible, nor are the access driveway, the related north side improvements, or the landscaping around the house.

EXHIBIT B

With respect to the visibility of the new structure from the vantage point shown on Exhibit B 1 3.1, it will be reduced from what can now be seen of the existing house. As can be seen in the overlay plans and elevations the proposed house's ridgeline is lower by 15 feet; the visible façade length is broken up by the new planting and the amount of glazing is very similar in area and in window opening sizes to what exists. The proposed roofs are flat and vegetated with meadow mix so the roof color will appear consistent with the existing surrounding woodlands. The non-reflective concrete is proposed to be cast in place in a gray/tan range, examples of which are included with this submission. The types and colors of other exterior finishes are shown on the attached Exhibit B 2 and are intentionally less reflective and bright than what is used in the existing home. The proposal includes planting on the south façade to help to reduce the visual length of the proposed house and to integrate the building with the adjoining woodlands.

The exterior site lighting proposed for the building has intentionally been kept to a minimum to avoid light spill and night sky illumination. The house mounted light fixtures are recessed and limited in quantity; the site lights are all low voltage and very limited in number on the visible side of the house; the low voltage down lights along the drive are all very low wattage; and the glazing will not be indivisibly visible and will be partially screened by existing and proposed trees. A photometric diagram prepared by Keyes/North Atlantic illustrates the light spill from the house, and the Mohr & Seredin site lighting plan indicates the types of site lights to be used, the exterior foot candle output, and the proposed light patterns.

Based upon our assessment and simulation diagrams included with this submission our opinion is that the replacement house will be visually compatible with the setting and greatly lessens the visibility of the proposed structure from what can currently be seen of the existing house. We believe that this is consistent with the standards of RHOD, acceptable in this visual context, and meet the Town Ordinance goals for the RHOD.



Scale: 1"=4000'

EXHIBIT B.1
3.1 VANTAGE POINT LOCATION
284 Wade Pasture Road



EXHIBIT B.2
3.2 Vantage Point on Town Road Map



Photo

1

EXHIBIT B.3 -1

View Context

From Luce Hill Road / Bouchard Road

Eye Height: 5'-0"

Image Data:

1/800 sec, f/13, 70mm



284 Wade Pasture Rd

Photo

2

Zoom Lens

EXHIBIT B.3 -2

View Context

From Luce Hill Road / Bouchard Road

Eye Height: 5'-0"

Image Data:

1/640 sec, f/11, 200mm

Existing House



Proposed House Superimposed
over Existing House with
proposed planting shown in
green

Proposed Utility Building
Floor is 14' lower than FF
of house



Photo

3

Enlarged and Cropped



284 Wade Pasture Road
Behind Trees

EXHIBIT B.3 - 4



Luce Hill and Bouchard
Roads

Photo
5

EXHIBIT B.3 - 5

View Context
From Existing House Site
Eye Height: 5'-0"
Image Data:
1/1000 sec, f/13, 70mm