



Sarah McShane, Zoning Administrator
Town of Stowe
Post Office Box 730
Stowe, VT 05672

August 31, 2020

RE: Amend Prior Lot Approval and Ridgeline, Hillside Overlay District (RHOD) Review of Proposed Building Zone and Proposed Site Clearing. Existing Lot #85 in Robinson Springs Subdivision. Wade Pasture Rd.

Dear Sarah,

Please find enclosed a Town of Stowe development application, site photos, aerial location maps, site plan, overall site plan, and a fee check made payable to Town of Stowe for \$250.00. The application materials are being provided with nine (9) copies as required by Section 2.6 (2) of the Stowe Zoning Regulations.

In 2001, the existing project lot gained approval to add 5 acres of land from the neighboring Adams property via a zoning decision approval for lot line adjustment. At the time the lot line adjustment was approved, no development was proposed or reviewed by the Planning Commission. Therefore, a portion of this application is to amend the prior decision to allow for approval of residential site development via review of proposed site clearing and definition of a building zone in accordance with RHOD regulations. The proposed site development is detailed further below, and as presented in enclosed plans for the property.

Harper Phillips, owner of Lot #85, is applying to establish a building zone for the property and gain approval for site clearing as proposed on the enclosed site plans. Mr. Phillips fully understands that gaining approval for the site clearing does not constitute approval for home construction, and it is understood that additional review of specific residential construction by the Development Review Board (DRB) will be required to construct a residence, per Ridgeline, Hillside, Overlay District (RHOD) regulations. The purpose of this application is to gain approval for the desired building location on the existing lot.

The existing lot is 15.6+/- acres and contains a significant amount of conservation zone (8+/- acres) that will be retained as natural undisturbed area on the property. The proposed site clearing is only approximately 1.8+/- acres, which is only 11.5% of the lot total. The site also contains gentle slopes and is not located on a prominent knoll that may impact viewshed locations in Stowe. The proposed access to the building zone from Wade Pasture Rd. will result in a safe and aesthetically pleasing driveway access that will be approximately a 8-10% maximum grade.

In accordance with the RHOD regulations, we have examined the building zone location to determine any possible viewshed impacts in the Town of Stowe. As shown on the enclosed site photography, and supported by the recent site visit that you attended, we have determined the site has excellent natural screening provided by existing mostly hardwood forest that surrounds the proposed

building envelope. Approximately 75' of existing mature forest will remain toward Wade Pasture Rd. and also along the boundaries of the neighboring property.

Also as shown in the enclosed site photography, the proposed site is expected to have views of the Worcester mountain range to the east-southeast. Proposed clearing in this direction will provide the future building site with southern exposure, which will allow for maximum energy efficiency. In an effort to see this location from town roads, we were unable to view this site due to the existing topography. The top of Weeks Hill is in the foreground view, which blocks any vantage points toward Route 100 North. Weeks Hill Road remains fully screened from view as it turns toward the south almost immediately after the intersection with Wade Pasture Road.

The site photography and site visit also demonstrate that there will be no visibility of this site to the west. The retained 75' wide forested buffer toward Wade Pasture Rd. will provide ample screening, especially when combined with off-site topography.

Thank you for your time in considering this matter. We will be prepared for review of the project with the Development Review Board (DRB) on the evening of September 15, 2020. If you have any questions regarding this matter, please do not hesitate to contact our office.

Respectfully,

A handwritten signature in black ink, appearing to read 'CA', is written over the typed name 'Chris Austin'.

Chris Austin
Permit Coordinator
Grenier Engineering, PC

Enclosures

CC: Harper Phillips



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: Harper Phillips
 Mailing Street Address: 70 S. Winooski Ave. #104
 City, State and Zip: Burlington, VT 05401
 Phone Number: Day: 802-734-1224 phone or email: harper.phillips@hotmail.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: John Grenier, PE
 Company (if any): Grenier Engineering, PC
 Mailing Street Address: Post Office Box 445
 City, State and Zip: Waterbury, VT 05676
 Phone Number: 244-6413 Other/Email: chris@grenierengineering.com

Site Information

Physical Address: 0 Wade Pasture Road
 Business (if any): Not applicable
 Tax Map ID: 15-042.850 RHOD

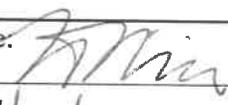
Please briefly describe the project or request below:

To permit a new building zone, driveway access and clearing envelope on previously approved Lot 85 in the Robinson Springs subdivision. The site is located on Wade Pasture Rd. The existing lot is 15.6+/- acres and contains 8 +/- acres of conservation zone that will be retained. The site clearing is approximately 1.8+/- acres, which is only 11.5% of the lot. Significant mature tree screening will remain toward Robinson Springs Rd. No negative impact to the viewshed in Stowe is anticipated as the site is in a screened location by natural topography. Please see cover letter, site photos, and site plan for further details.

For All Approvals:

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

Indicate if:
 Property Owner OR
 Agent for Owner

Signature: 

Date: 7/15/20

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 checked="" type="checkbox"/> No <input 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 checked="" 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:	\$10 for permitted uses \$20 for conditional uses	\$
	Total Fee**:	\$ 250.00

** Minimum application fee for all construction (includes recording fee):
Permitted Uses: \$55.00 Conditional Uses: \$240.00

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

For permitted uses not involving construction: \$55
 For conditional uses not involving construction, appeals and variances: \$240
 Administrative amendment of conditional uses: \$65
 New signs: \$65
 Certificate of Occupancy: \$50 (additional inspections if need after first: \$40)
 Subdivisions:
 Preliminary Layout Application (Base Fee): \$240
 Preliminary Layout (Fee per lot if equal to and/or more than 5 lots): \$250/lot or unit
 Final Plat Application (Base Fee): \$240
 Final Plat Application (additional fee per lot if preliminary layout was not required): \$100/lot or unit
 Minor Subdivision - Lot Line Adjustment: \$95 (includes recording fee for one map page)
 Final Plat Recording Fee (per map page): \$15

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.

View from house site to southeast



View of House Site to the Northwest



View to West along Wade Pasture Rd.



View from Existing clearing to East



View to South from Existing Clearing



733 WADE PASTURE ROAD
WAYNE CAREY
(*STOWE LAND TRUST EASEMENT)
S 42°20'10" E
726.00'

WADE PASTURE ROAD
LOT 85
15.24 ACRES
TAX MAP # 15-042950

S 42°20'10" W
300.00'

N 42°20'10" E
300.00'

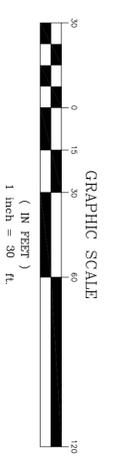
ZONING TABLE

ZONING DISTRICT: RRS/RHOD
FRONT YARD SETBACK: 70'
SIDE YARD SETBACK: 75'
REAR YARD SETBACK: 75'
MAX. HEIGHT: 28'

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

LEGEND

- ▲ SURVEY CONTROL POINT
- IRON PIN/ROD FOUND
- ⊙ EX. SPRING
- ⊕ PRO. DRILLED WELL
- PROPERTY LINE
- ZONING SETBACK LINE
- BUILDING ZONE
- EX. EDGE OF ROAD/DRIVE
- CL. LOG ROAD
- PRO. WATER LINE
- PRO. GRAVITY SEWER LINE
- EX. CONTOURS
- PRO. CONTOURS
- WETLAND PROTECTION ZONE
- EX. TREE LINE
- PRO. TREE LINE/CLEARING
- RIDGELINE/HILLSIDE OVERLAY DISTRICT (RHOD)
- CONSERVATION ZONE



884 WADE PASTURE ROAD
LOT 87
DANIEL & SAYRE
MANDELL

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

No.	Date	Revisions	By
1	8.27.20	ADDED DRIVEWAY GRADING	TJM

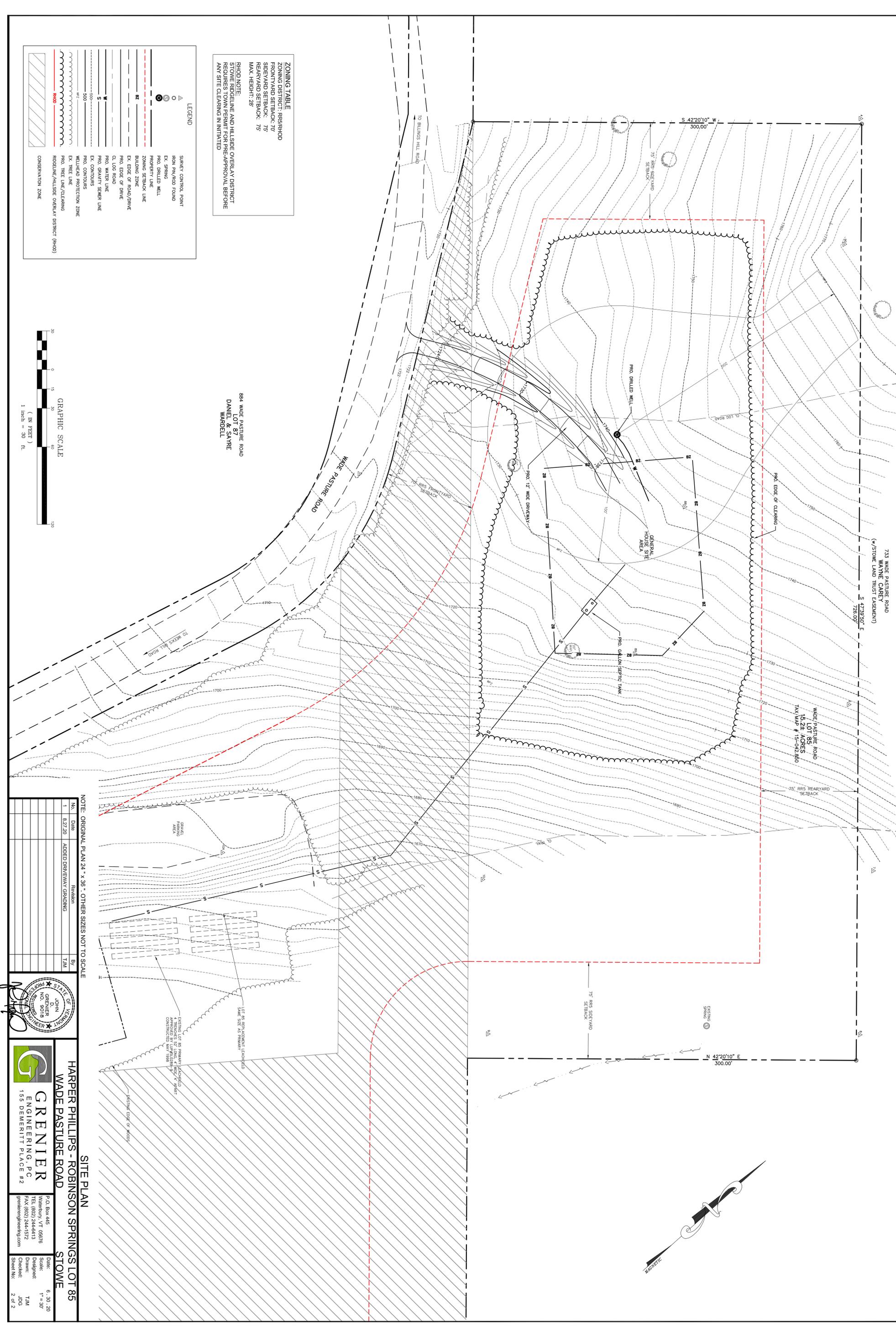


**HARPER PHILLIPS - ROBINSON SPRINGS LOT 85
WADE PASTURE ROAD
STOWE**

GRENIER ENGINEERING, P.C.
155 DEMERITT PLACE # 2

P.O. Box 445
Northton, VT 05676
TEL: (802) 244-6413
FAX: (802) 244-1572
greniereng@netnet.com

Date: 6.30.20
Scale: 1" = 30'
Designed: TJM
Drawn: JJC
Checked: JJC
Sheet No: 2 of 2

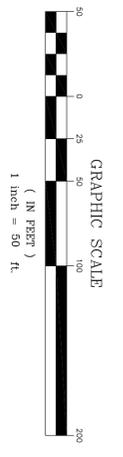
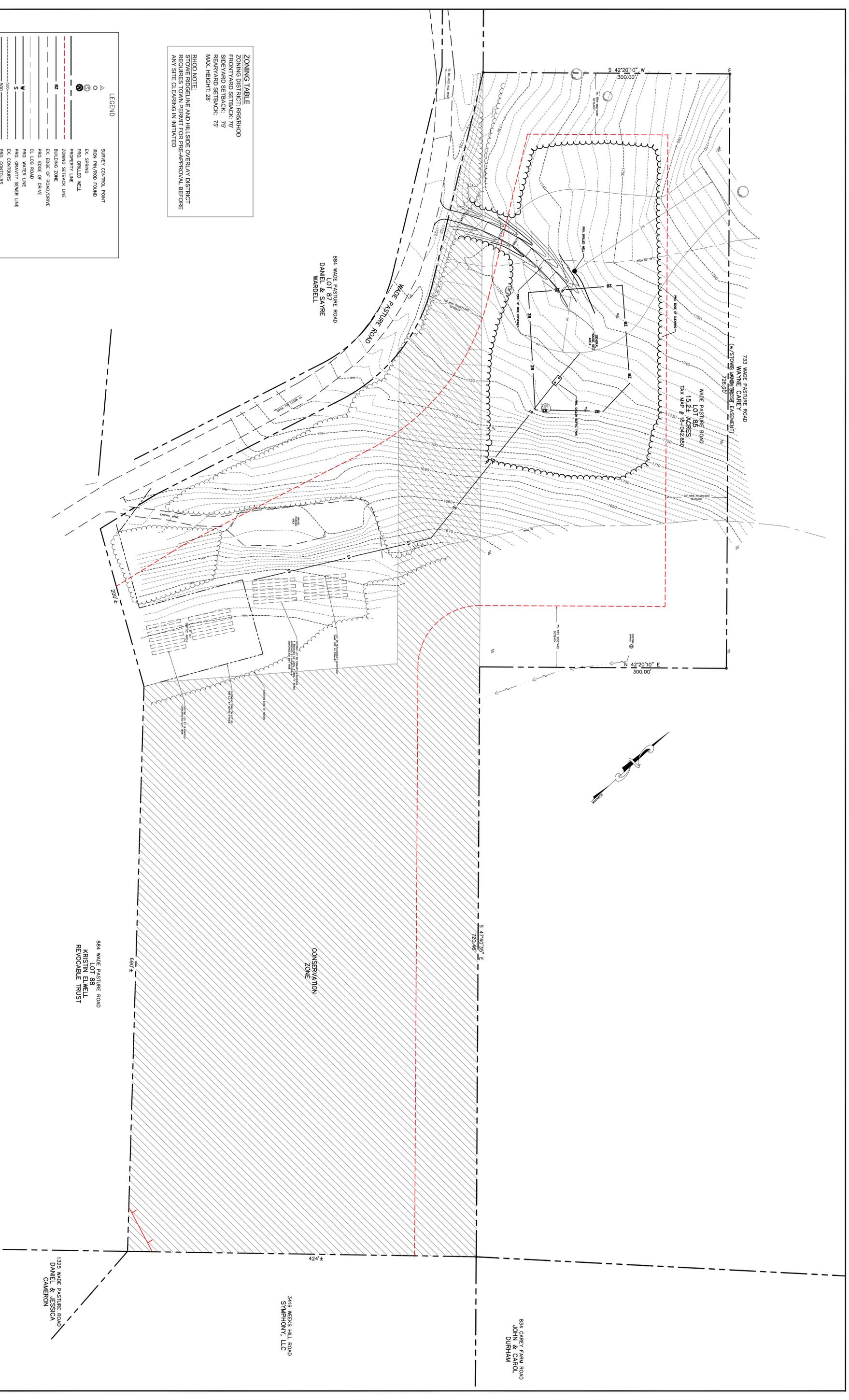


ZONING TABLE
 ZONING DISTRICT: RR3RHOD
 FRONT YARD SETBACK: 70'
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 REAR YARD SETBACK: 75'
 MAX. HEIGHT: 28'

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

LEGEND

	SRURVEY CONTROL POINT
	IRON PIN/ROD FOUND
	EX. SPRING
	PRO. DRILLED WELL
	PROPERTY LINE
	ZONING SETBACK LINE
	BUILDING ZONE
	EX. EDGE OF ROAD/DRIVE
	CL. LOS ROAD
	PRO. WATER LINE
	EX. GRAVITY SEWER LINE
	EX. CONTOURS
	WILDLIFE PROTECTION ZONE
	PRO. TREE LINE/CLEARING
	RODELINE/HILLSIDE OVERLAY DISTRICT (RHOD)
	CONSERVATION ZONE



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

No.	Date	Revision	By
1	8.27.20	ADDED DRIVEWAY GRADING	TJM



HARPER PHILLIPS - ROBINSON SPRINGS LOT 85
WADE PASTURE ROAD
STOWE

GRENIER ENGINEERING, P.C.
 158 DEMERITT PLACE #2
 P.O. Box 445
 Raleigh, VA 27676
 FAX: (802) 244-1472
 pharper@grenier.com

Date: 6.30.20
 Scale: 1" = 50'
 Designer: TJM
 Checker: JGC
 Sheet No.: 1 of 2

884 WADE PASTURE ROAD
 DANIEL & SARE
 WARDELL

CONSERVATION ZONE

1325 WADE PASTURE ROAD
 DANIEL & JESSICA
 CAMERON

3419 WEEKS HILL ROAD
 SYMPHONY, LLC

834 CAREY PARK ROAD
 JOHN & CAROL
 DURHAM

WADE PASTURE ROAD
 LOT 85
 15.2± ACRES
 TAX MAP # 15-042889

884 WADE PASTURE ROAD
 LOT 87
 DANIEL & SARE
 WARDELL



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

1: 12,603
August 24, 2020

640.0 0 320.00 640.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 1050 Ft. 1cm = 126 Meters
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NOTES

Map created using ANR's Natural Resources Atlas



LEGEND

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

1: 6,301
August 24, 2020

320.0 0 160.00 320.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 525 Ft. 1cm = 63 Meters
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NOTES

Map created using ANR's Natural Resources Atlas



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

1: 3,151
August 24, 2020

160.0 0 80.00 160.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 263 Ft. 1cm = 32 Meters
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