



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: Bruce Nourjian, Commodores Inn
 Mailing Street Address City, State and Zip: P.O. Box 970, Stowe, Vermont 05672
 Phone Number: Day: 802-253-7131 Other phone or email: bruce@commodoresinn.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: Christian C. Carey
 Company (if any): Christian C. Carey, Architect, P.C.
 Mailing Street Address City, State and Zip: P.O Box 516, Stowe, Vermont 05672
 Phone Number: 802-253-4394 Other/Email: ccarey@cccarchitect.com

Site Information

Physical Address: 823 South Main Street, Stowe, Vermont 05672
 Business (if any): Commodores Inn
 Tax Map ID: 07-258.010

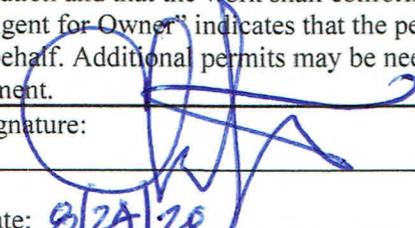
Please briefly describe the project or request below:

Change of Use: Existing 72 Room Hotel with restaurant to be converted to 42 apartment units (29 - 1bedroom, 13 - Singles)
 No exterior changes proposed. Interior modifications for kitchen and bathroom improvements.

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: 8/24/20

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 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: 28' * 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**:	\$ 250.00

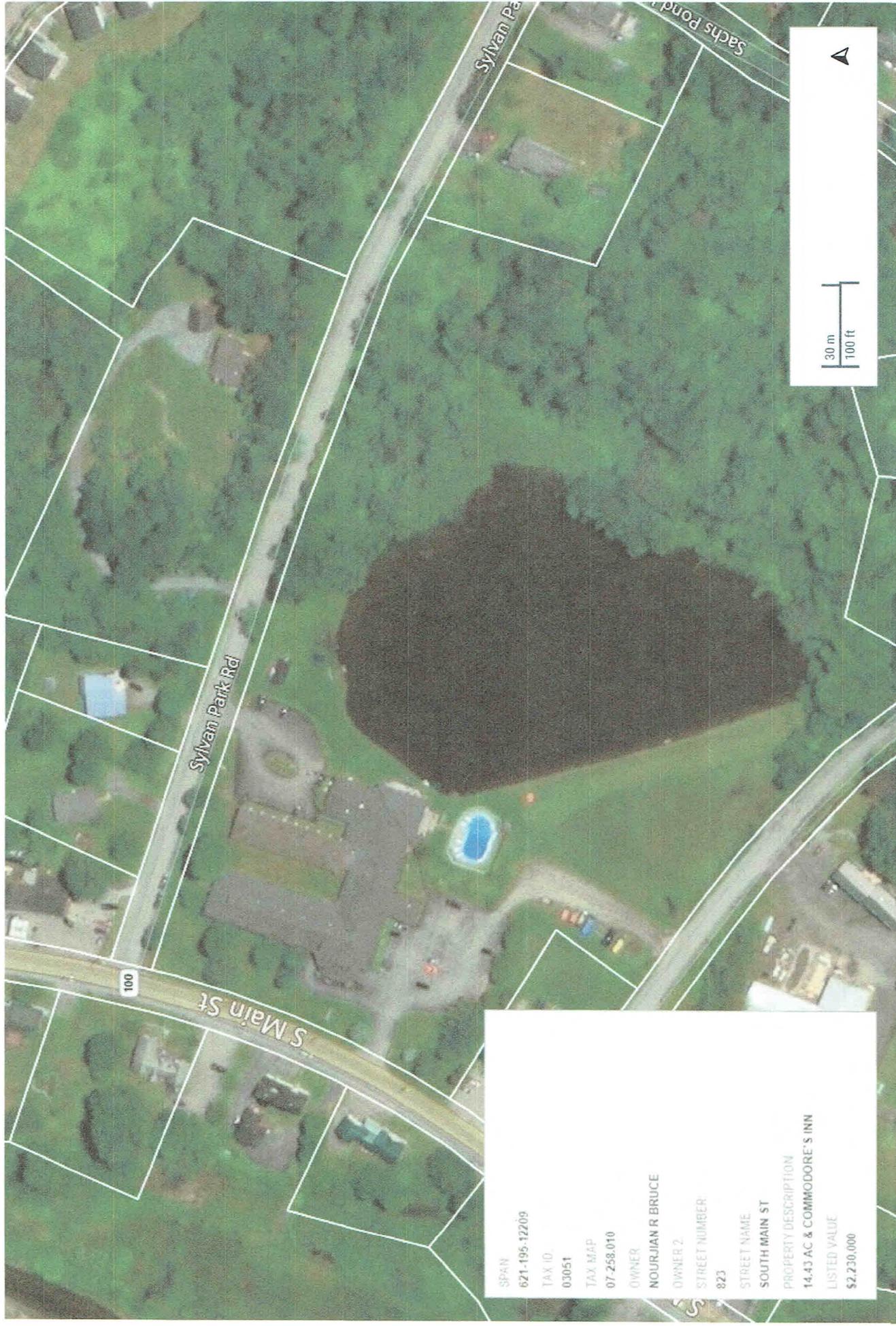
** Minimum application fee for all construction (includes recording fee):

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

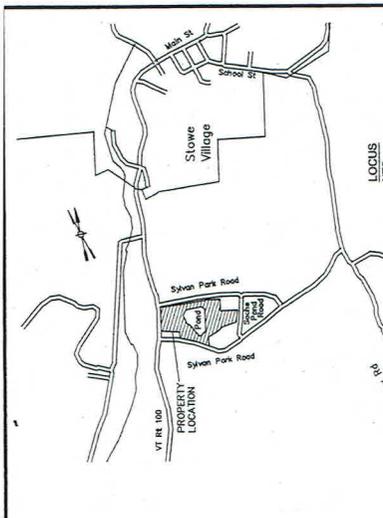
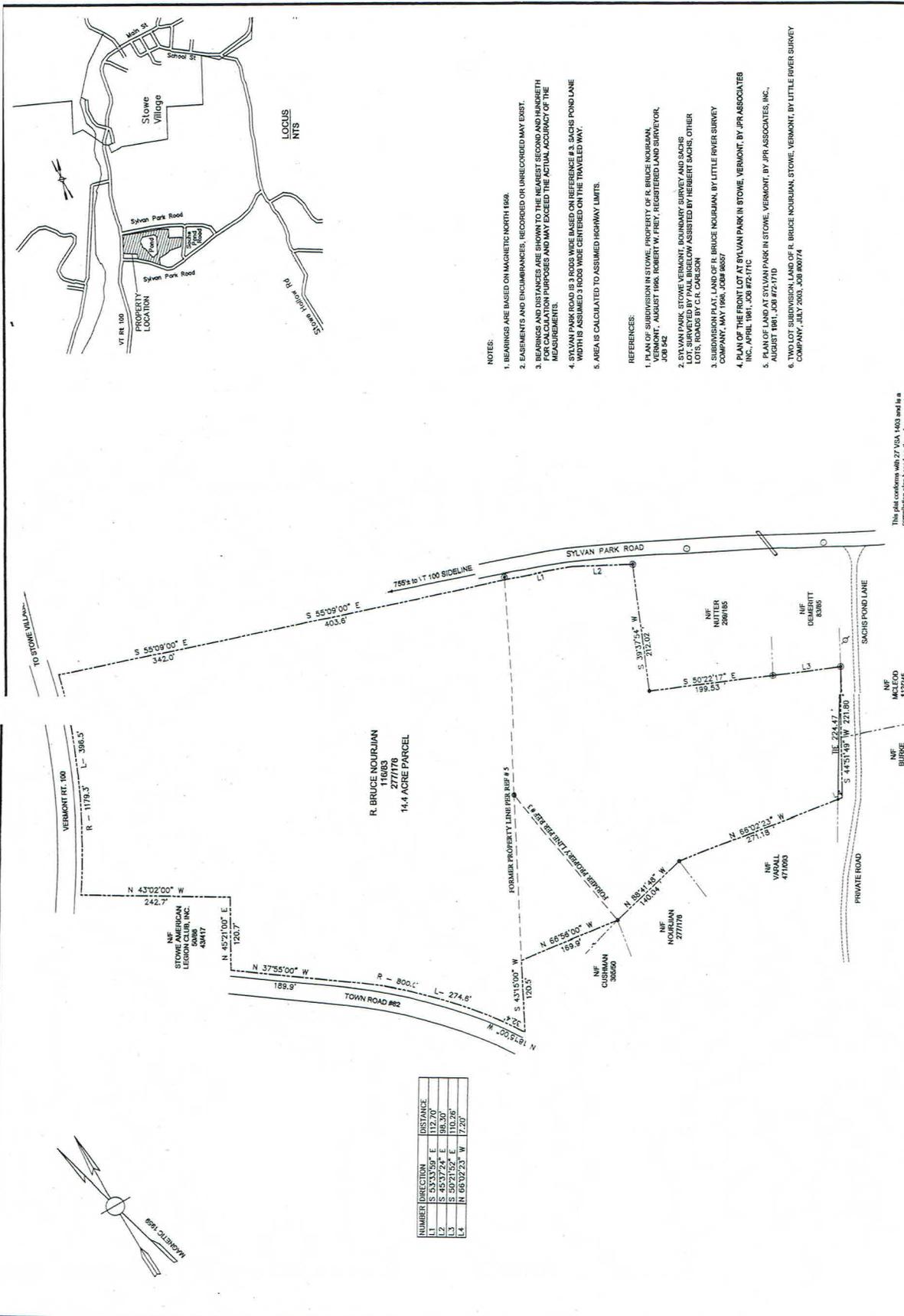
Payments should be made to the Town of Stowe. Payment can be made by cash, check, or with a credit card (Mastercard, Visa or Discover) or online. Go to www.townofstowevt.org/townclerk/ and click the link for online payments. Please note there is a 3% convenience fee for credit card payments.



SPAN 621-195-17209
 TAX ID. 03051
 TAX MAP 07-258.010
 OWNER NOURJIAN R BRUCE
 OWNER 2
 STREET NUMBER 823
 STREET NAME SOUTH MAIN ST
 PROPERTY DESCRIPTION 14.43 AC & COMMODORE'S INN
 LISTED VALUE \$2,230,000

30 m
 100 ft

▲



- NOTES:**
1. BEARINGS ARE BASED ON MAGNETIC NORTH 1968.
 2. EASEMENTS AND ENCUMBRANCES, RECORDED OR UNRECORDED MAY EXIST.
 3. BEARINGS AND DISTANCES ARE SHOWN TO THE NEAREST SECOND AND MARKS WITHIN FOR CALCULATION PURPOSES AND MAY EXCEED THE ACTUAL ACCURACY OF THE MEASUREMENTS.
 4. SYLVAN PARK ROAD IS 3 RDS WIDE BASED ON REFERENCE #3. SACS POND LANE WIDTH IS ASSUMED 3 RDS WIDE CENTERED ON THE TRAVELED WAY.
 5. AREA IS CALCULATED TO ASSUMED HIGHWAY LIMITS.

- REFERENCES:**
1. PLAN OF SUBDIVISION IN STOWE, PROPERTY OF R. BRUCE NOURJIAN, VERMONT, AUGUST 1984, ROBERT W. FREY, REGISTERED LAND SURVEYOR, JOB #42
 2. SYLVAN PARK, STOWE, VERMONT, BOUNDARY SURVEY AND SACS LOT, SURVEYED BY PAUL BIRKBELOW ASSISTED BY HERBERT SACHS, OTHER LOTS, ROADS BY C.A. CALSON
 3. SUBDIVISION PLAT, LAND OF R. BRUCE NOURJIAN, BY LITTLE RIVER SURVEY COMPANY, MAY 1968, JOB #6657
 4. PLAN OF THE FRONT LOT AT SYLVAN PARK IN STOWE, VERMONT, BY JPR ASSOCIATES INC., APRIL 1981, JOB #72-171C
 5. PLAN OF LAND AT SYLVAN PARK IN STOWE, VERMONT, BY JPR ASSOCIATES, INC., AUGUST 1981, JOB #72-171D
 6. TWO LOT SUBDIVISION, LAND OF R. BRUCE NOURJIAN, STOWE, VERMONT, BY LITTLE RIVER SURVEY COMPANY, JULY 2000, JOB #00774

This plan conforms with 27 V.S.A. 1403 and is a completion plan based on the references shown.

PRELIMINARY

LAND OF
R. BRUCE NOURJIAN
 Sylvan Park Road
 and
 Vermont Route 100
 Stowe, Lamoille County, Vermont
 Little River
 Survey of R. Bruce Nourjian, L.L.C.
 Stowe, Vermont 05672
 P.O. Box 1008, 200 Park
 P.O. Box 1008, 200 Park
 Stowe, Vermont 05672
 Phone: 802.253.5308
 Fax: 802.253.5308

SCALE: 1" = 100'
 DRAWN BY: GSK
 CHECKED BY: GSK
 DATE: JULY 2004
 JOB: 04169

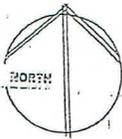
LEGEND

- Property Line
- Boundary Old
- Boundary New
- Edge of Pavement
- Gravel Drive
- Iron Pipe Found
- Iron Rod Found
- Iron Rod Set
- Markings
- Utility Pole

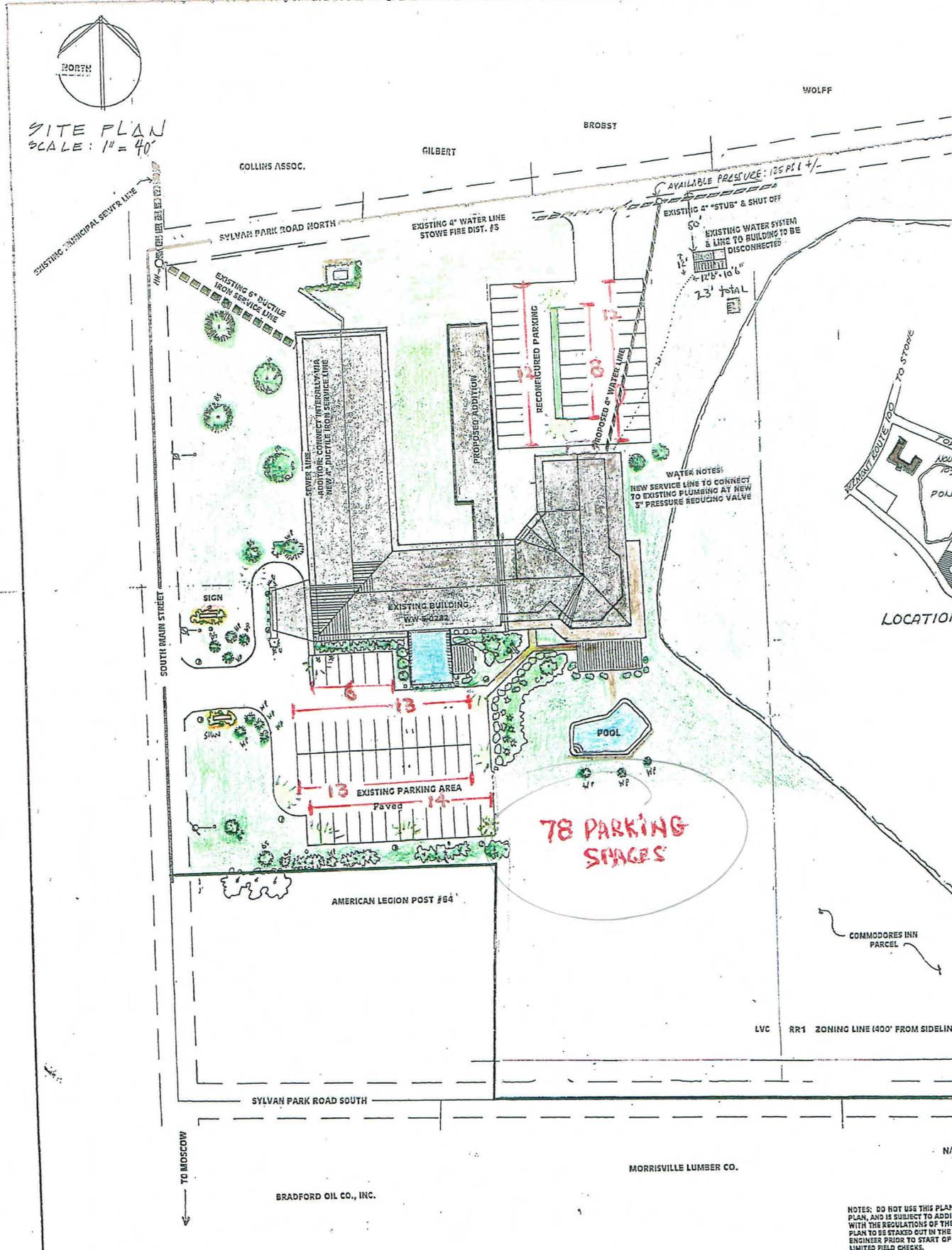
1 inch = 100 feet

0 100 200 300 400

NUMBER	DIRECTION	DISTANCE
L1	S 53°33'59" E	112.70'
L2	S 57°17'25" E	85.30'
L3	S 45°21'00" E	120.7'
L4	N 66°02'23" W	274.8'



SITE PLAN
SCALE: 1" = 40'



WOLFF

BROBST

GILBERT

COLLINS ASSOC.

SYLVAN PARK ROAD NORTH

EXISTING 4" WATER LINE
STOWE FIRE DIST. FS

AVAILABLE PRESSURE: 125 PSI +/-

EXISTING 4" "STUB" & SHUT OFF

EXISTING WATER SYSTEM
& LINE TO BUILDING TO BE
DISCONNECTED

50'
12' x 12' x 10' 6"
23' total

EXISTING 6" DUCTILE
IRON SERVICE LINE

SEWER LINE TO BE REGRADED
ADDITIONAL CONDUIT TO BE INSTALLED
WITH SERVICE LINE

PROPOSED ADDITION

PROPOSED 4" WATER LINE

RECONFIGURED PARKING

WATER NOTES:
NEW SERVICE LINE TO CONNECT
TO EXISTING PLUMBING AT NEW
5" PRESSURE REDUCING VALVE

LOCATION

SOUTH BRAIN STREET

SIGN

EXISTING BUILDING
W.W. 5-0222

POOL

EXISTING PARKING AREA
Paved

78 PARKING SPACES

AMERICAN LEGION POST #54

COMMODORES INN
PARCEL

LVC RR1 ZONING LINE (400' FROM SIDELINE)

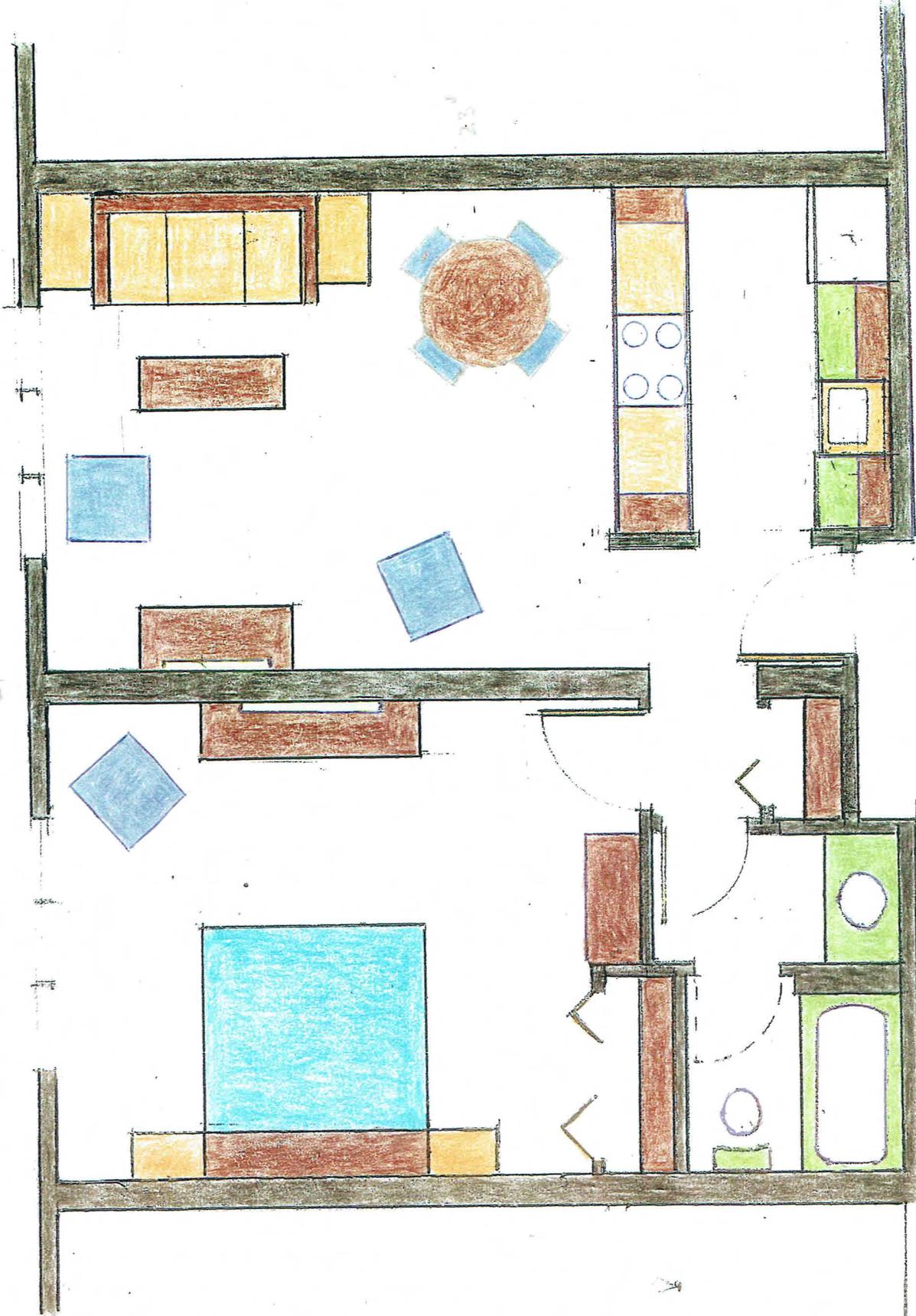
SYLVAN PARK ROAD SOUTH

TO MOSCOW

BRADFORD OIL CO., INC.

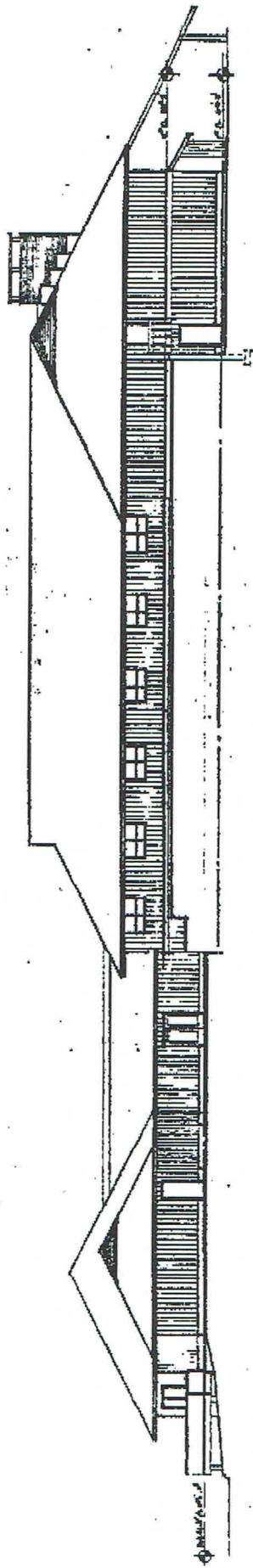
MORRISVILLE LUMBER CO.

NOTES: DO NOT USE THIS PLAN
PLAN, AND IS SUBJECT TO ADDI
WITH THE REGULATIONS OF THE
PLAN TO BE STAKED OUT IN THE
ENGINEER PRIOR TO START OF
LIMITED FIELD CHECKS.

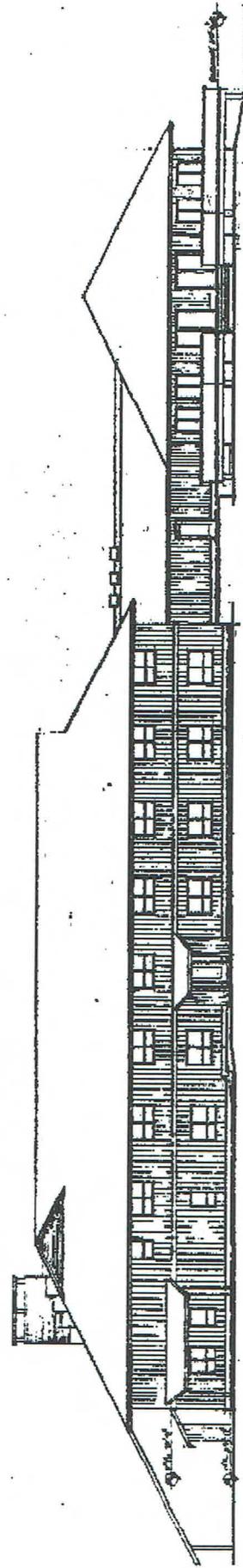


STANDARD UNIT

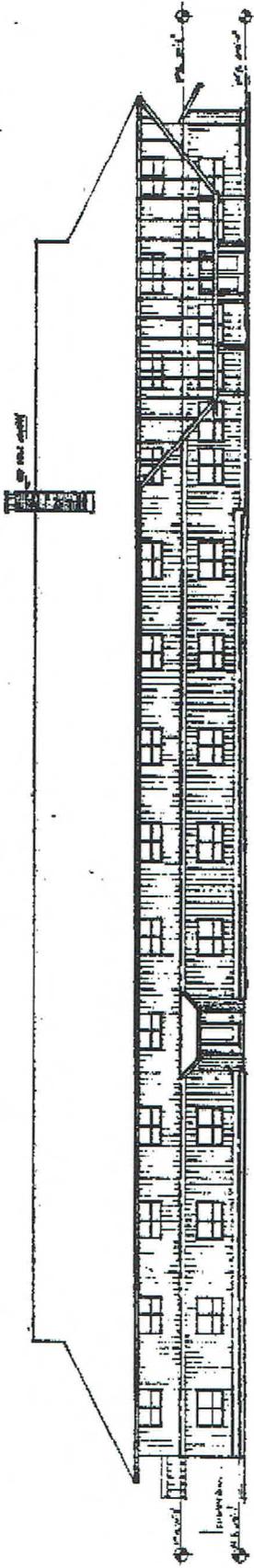
1/4" = 1' 0"



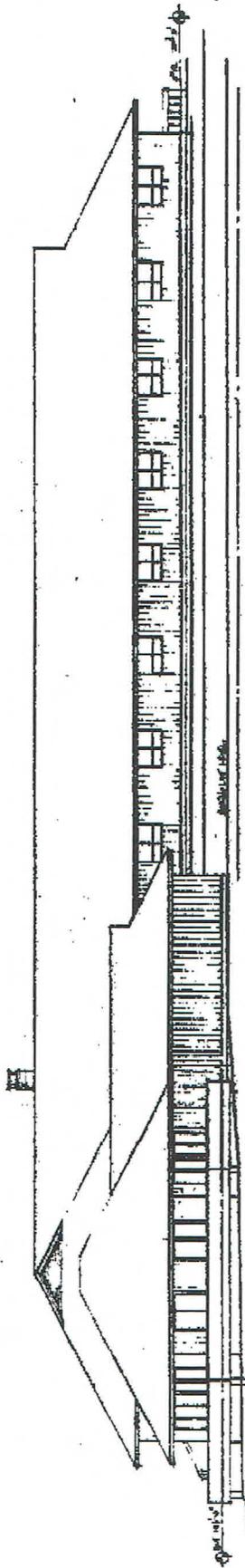
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION