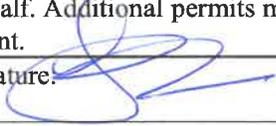


	Development Application Town of Stowe Zoning Department PO Box 730 Stowe VT 05672 Voice (802) 253-6141	Project # (To be assigned)
	This form serves as an application for all requested zoning and subdivision reviews.	Date Received:
Owner Information		
Property Owner	Dedalus Real Estate Stowe, LLC	
Mailing Street Address City, State and Zip	c/o Dedalus 47 Maple St. Burlington VT 05401	
Phone Number	Day: 343-4648 Other phone or email: williams@redstonext.com	
Applicant/Contact Information (Relationship to Owner) <input checked="" type="checkbox"/> Owner (If so, skip to site information) <input type="checkbox"/> Lessee <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Designer <input type="checkbox"/> Agent for Owner <input type="checkbox"/> Under purchase contract All information and correspondence is sent to applicant/contact.		
Contact Name	Larry Williams	
Company (if any)	Dedalus	
Mailing Street Address City, State and Zip	(same)	
Phone Number	802-343-4648 Other/Email: williams@redstonext.com	
Site Information		
Physical Address	1031 Mountain Rd	
Business (if any)		
Tax Map ID	07-118.000	
Please briefly describe the project or request below:		
Request approval to operate a wine bar and coffee service including increasing seating from 8 to 26 seats indoors and 16 seats outdoors.		
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 checked="" type="checkbox"/> Property Owner OR <input type="checkbox"/> Agent for Owner	Signature:  Date: 10/2/20	
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 type="checkbox"/> No <input checked="" type="checkbox"/>
Is any portion of the building rented out?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is an Act 250 permit or amendment required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Maximum Bldg. Height: 11/2 * 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.

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **People's United Bank, National Association**, a national banking association (the "**Grantor**"), in consideration of One and More Dollars and other valuable consideration tendered to Grantor's full satisfaction, by **Dedalus Real Estate Stowe LLC**, a Vermont limited liability company (the "**Grantee**"), does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee and to Grantee's successors, and assigns forever, certain easements and property rights on, over, and across certain lands of Grantor situated in the Town of Stowe, in the County of Lamoille, and State of Vermont and numbered 1069 Mountain Road, which easements are described as follows:

Parking and Access Easement. Grantor hereby grants to Grantee, for the benefit of Grantee's Property, an easement to park vehicles and an easement for pedestrian and vehicular ingress and egress, and to install, maintain, repair and replace improvements related to such uses including, without limitation, pavement and signage, within a portion of Grantee's Property identified as "Parking and Access Easement 48'± x 102'±" on the plan entitled "Easement Plan from People's United Bank, N.A. to Dedalus Stowe, 1031 Mountain Road, Stowe" prepared by Grenier Engineering, P.C., dated August 20, 2020 and attached hereto and made a part hereof (the "Easement Plan"). Grantor reserves the right to occasionally use the parking spaces for its employees and customers, provided that Grantor agrees that it shall not use the parking spaces during Grantee's period of peak hour use, which runs daily from 7:00 – 9:00 a.m. and from 5:00 – 7:00 p.m. Other than this reserved right in Grantor, the parking and access easement to Grantee shall be exclusive. Grantee shall pay for all plowing, paving and maintenance of the Parking and Access Easement area.

Stormwater and Drainage Easement. Grantor hereby grants to Grantee, for the benefit of Grantee's Property, a non-exclusive easement for drainage and stormwater, including the right to install, reinstall, operate, maintain, repair, and replace catch basins, underground pipes, swales and related drainage and stormwater infrastructure, within (a) the portion of Grantor's Property subject to the Parking and Access Easement, and (b) the portion of Grantee's Property identified as "6' Wide x 100' Long Easement for Stormwater Swale" on the Easement Plan, together with the right to cause surface water to flow into such drainage and stormwater infrastructure including by grading the surface of the Parking and Access Easement. The locations of existing catch basins and underground pipes are also depicted on the Easement Plan. Grantor acknowledges that the initial installation of the pipes, swales and stormwater infrastructure has been completed and approves the completed work. The Grantee shall obtain Grantor's prior written consent for any relocation of the pipes, swales and stormwater infrastructure which have been installed as of the date of this deed, which consent shall not be unreasonably withheld or delayed. The Grantee, its successors and assigns, by its acceptance of this deed, covenants and agrees that after any construction, reconstruction, repair, maintenance, or replacement operation, the Grantor's Property shall be returned as close as reasonably possible to its same condition. All costs associated with said activities shall be the responsibility of Grantee, and all construction work shall be completed after commencement without unnecessary delay.

Grantee shall comply with all laws, regulations, permits or other governmental requirements in exercising its rights under this Easement.

Extinguishment of Prior Easements. In addition to the grant of the easements described above, by this instrument Grantor does hereby **REMISED, RELEASED AND FOREVER QUITCLAIMED** unto the Grantee and to Grantee's successors and assigns forever, all right, title and interest which the Grantor and its successors and assigns, have in and to Grantee's Property. Without

limitation, the purpose of this paragraph is to terminate and release all rights and easements held by Grantor with respect to the Grantee's Property by reason of the Reciprocal Easement made by and between Daniel and Dorothea Snyder and Robert P. Davison, Jr., and Maurice and Joyce Laferriere dated September 2, 1976, and recorded in Volume 82 at Pages 104-106 of the Stowe Land Records, as amended by Amendment to Reciprocal Easement made by and between Daniel and Dorothea Snyder Maurice and Joyce Laferriere, and The Mountain Trust Company dated January 24, 1985 and recorded in Volume 118 at Page 199 of the Stowe Land Records.

Grantor's Property. The real property burdened by the easements and property rights granted hereby is numbered 1069 Mountain Road, Stowe, Vermont, being the lands and premises conveyed by Warranty Deed from Daniel H. Snyder and Dorothea K. Snyder to Chittenden Trust Company d/b/a Chittenden Bank dated August __ 1986 and recorded August 18, 1986 in Volume 122 at Page 522 of the Town of Stowe Land Records ("Grantor's Property"). People's United Bank, National Association, is the successor-in-interest to Chittenden Trust Company d/b/a Chittenden Bank; see Affidavit of Merger and Tradenames for People's United Bank and Chittenden Trust Company f/k/a Chittenden Interim, fsb, dated January 5, 2009 and recorded in Volume 735 at Page 297 of the Town of Stowe Land Records.

Grantee's Property. The real property benefited by the easements and property rights granted hereby is numbered 1031 Mountain Road, Stowe, Vermont, being the lands and premises conveyed by Warranty Deed from Donna G. Carpenter to Dedalus Real Estate Stowe LLC dated August 11, 2020 recorded August 13, 2020 in Volume 1086 at Page 059 of the Town of Stowe Land Records ("Grantee's Property").

Grantee agrees to indemnify and hold Grantor harmless from any and all expense, loss or liability for and from any claim arising from injury to person or property as a result of Grantee's use of the Parking and Access Easement area and Stormwater and Drainage Easement area, including court costs and attorney's fees. Grantee shall obtain all risk insurance on the Easement areas described in this deed and shall cause Grantor to be named as an additional insured.

TO HAVE AND TO HOLD the said granted easements and property rights, with all the privileges and appurtenances thereof, to the said Grantee, **Dedalus Real Estate Stowe LLC**, and to Grantee's successors, and assigns, to their own use and behoof forever.

Signature Page to Follow

IN WITNESS WHEREOF, Grantor has caused this deed to be sealed and subscribed this 5 day of October 2020.

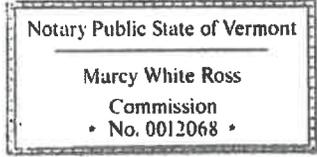
People's United Bank, National Association

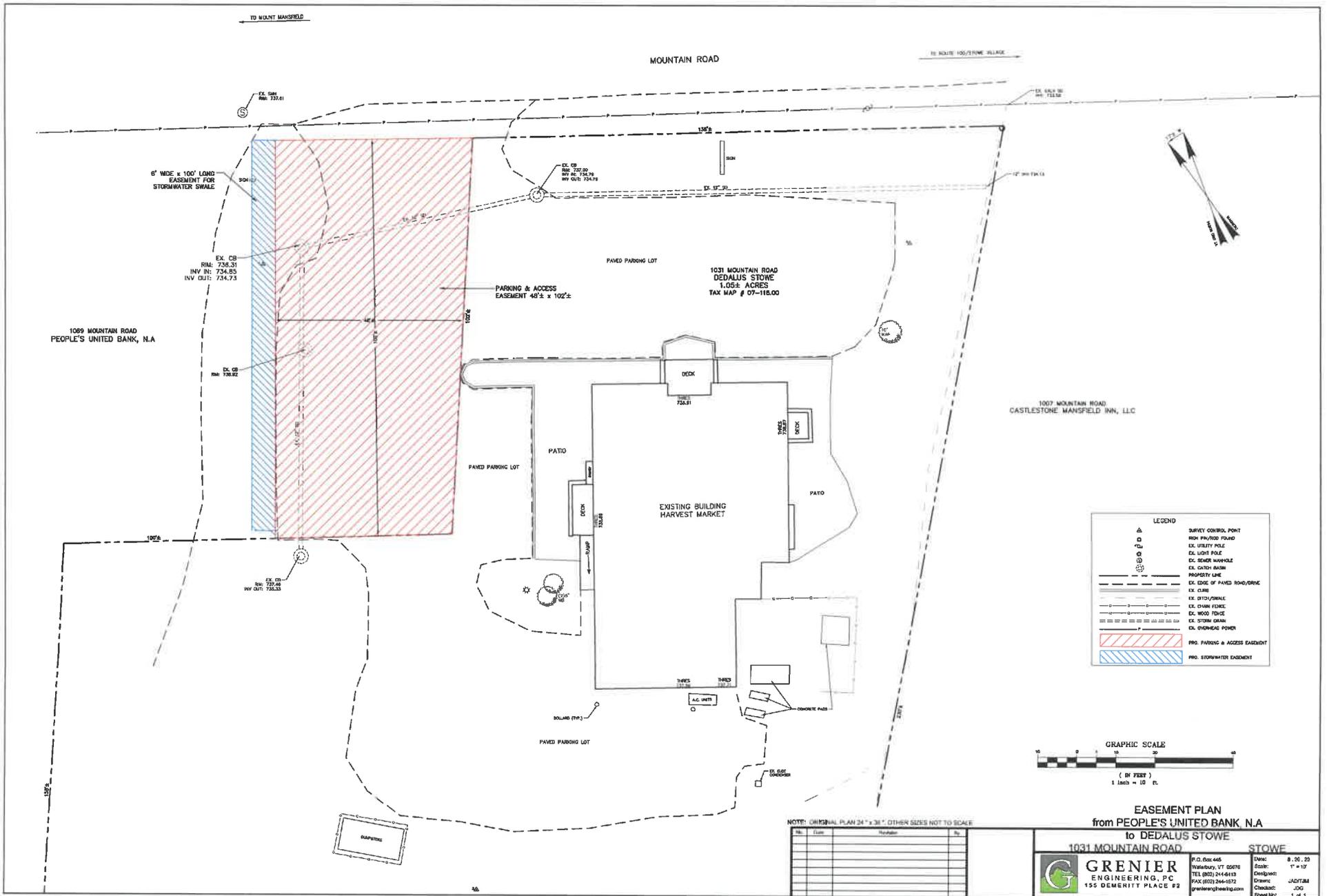
By: [Signature]
Name: Robert T. Peterson
Title: VP RES

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

This deed was acknowledged before me on October 5 2020 by Robert Peterson, as VP of People's United Bank, National Association.

Marcy White Ross
Notary Public State of Vermont
Print Name: Marcy White Ross
My Commission Expires: 1.31.21
Credential #: 0012068





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

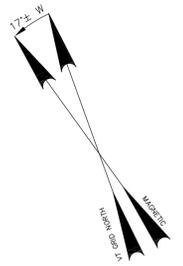
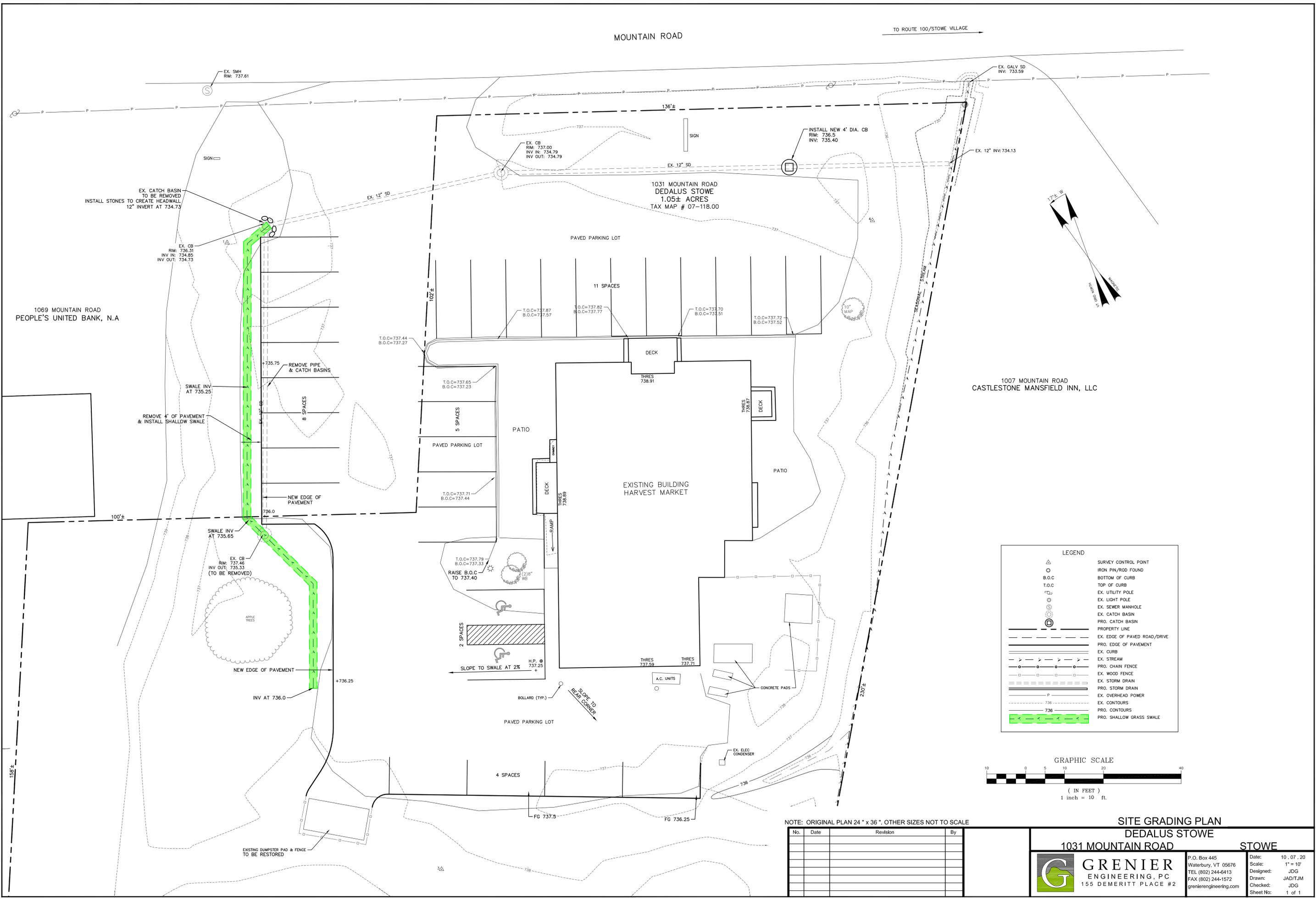
No.	Date	Revisions	By

EASEMENT PLAN
from PEOPLE'S UNITED BANK, N.A.
to DEDALUS STOWE
1031 MOUNTAIN ROAD
STOWE

 <p>GRENIER ENGINEERING, PC 155 DEMERITT PLACE #2</p>	<p>P.O. Box 445 Stowe, VT 05678 TEL (802) 244-6113 FAX (802) 244-1872 www.greniereng.com</p>	<p>Drawn: 8.20.20 Scale: 1" = 10' Designed: JAD/7/08 Checked: JWB Erase/Mod: 1 of 1</p>
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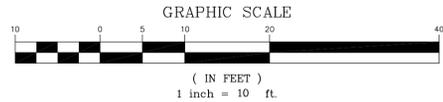
MOUNTAIN ROAD

TO ROUTE 100/STOWE VILLAGE



LEGEND

	SURVEY CONTROL POINT
	IRON PIN/ROD FOUND
	BOTTOM OF CURB
	TOP OF CURB
	EX. UTILITY POLE
	EX. LIGHT POLE
	EX. SEWER MANHOLE
	EX. CATCH BASIN
	PRO. CATCH BASIN
	PROPERTY LINE
	EX. EDGE OF PAVED ROAD/DRIVE
	PRO. EDGE OF PAVEMENT
	EX. CURB
	EX. STREAM
	PRO. CHAIN FENCE
	EX. WOOD FENCE
	EX. STORM DRAIN
	PRO. STORM DRAIN
	EX. OVERHEAD POWER
	EX. CONTOURS
	PRO. CONTOURS
	PRO. SHALLOW GRASS SWALE



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

No.	Date	Revision	By

SITE GRADING PLAN
DEDALUS STOWE

1031 MOUNTAIN ROAD STOWE

<p>GRENIER ENGINEERING, P.C. 155 DEMERITT PLACE #2</p>	P.O. Box 445 Waterbury, VT 05676 TEL (802) 244-6413 FAX (802) 244-1572 grenierengineering.com	Date: 10.07.20 Scale: 1" = 10' Designed: JDG Drawn: JAD/TJM Checked: JDG Sheet No: 1 of 1
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