



Town of Stowe- Historic Preservation Commission

Meeting Minutes – June 5, 2024

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday June 5, 2024, at approximately 5:15 pm.

Participation was in person at the Akeley Memorial Building, online or telephone via Zoom.

Members Present: McKee MacDonald, Shap Smith, Barbara Baraw, George Bambara, Jennifer Guazzoni, and Cindy McKechnie (alternate)

Staff Present: Ryan Morrison

The meeting was called to order by McKee MacDonald (chair) at 5:15pm.

Project #: 7372

Owner: J & B & Sons Construction, Inc.

Tax Parcel #: 07-078.000

Location: 1234 Pucker St

Project: Replace windows, siding and porch railing

Zoning: RR2

John Schindler presented the project. This is a follow-up from the May 15, 2024 meeting where the HPC requested additional information on the porch railing replacement. Mr. Schindler presented an example of the proposed railing, as well as exterior light fixtures that will be installed. Mr. Schindler also noted that vertical ship lap will be added to enclose the underside of the porch. Shap Smith motioned to approve the project as presented, Cindy McKechnie seconded. The motion carried. The project was approved as a minor.

Project #: 7394

Owner: Red Carriage House LLC

Tax Parcel #: 7A-048.000

Location: 112 Main Street #4

Project: Install ADA ramp and adjust porch posts

Zoning: VC10/SHOD

Kristi Tatro presented the project, which is to install an ADA ramp within the existing porch/patio footprint and adjust porch posts. The posts will shift a few inches and/or be replaced. Some of the posts don't connect to the porch floor. Barbara Baraw motioned to approve the project as presented, George Bambara seconded. The motion carried. The project was approved as a minor.

Project #: 7355

Owner: Jameson Partners LLC, 926 & 928 Pitt St LLCs and Donahue N & K

Tax Parcel #: 07-034.000

Location: 782 Mountain Road

Project: Construct a 48-unit, predominantly retirement rental housing building and associated improvements

Zoning: HT/FHD

Greg Rabideau presented the project, with Nicholas Donahue in attendance as well. The proposal is to construct a new 3-4 level building, with ground level parking, predominantly for retirement rental housing. The applicant appeared in front of the HPC on January 17, 2024 for an informal

review, then again on March 20, 2024 for a height waiver request – which was received positively. The applicant now presents the full application, which includes the aforementioned height waiver included as part of the complete proposal. Mr. Rabideau explained that the existing Springer-Miller building may, in the near future, some changes of use within the building but no exterior changes. B. Baraw asked if a sign will be proposed. Mr. Rabideau responded that one will likely be installed. R. Morrison commented that while a separate sign permit will be required, signs are not reviewed by the HPC. Mr. Rabideau responded to a question about exterior mechanical units, noting that the project will include electric chillers at the ground level. Rooftop units are not part of the project. S. Smith stated that if the HPC approves the project then the permit will be conditioned to prohibit roof top mechanical units.

B. Baraw asked if the project will be visible from the bike path. N. Donahue responded that it shouldn't be visible since there's significant vegetation and an elevation change. S. Smith motioned to approve the project as presented which includes the requested height waiver; a dumpster enclosure to match the enclosure approved under Project #6773 (two multifamily buildings on the property); and for the applicant to return to the HPC with a revised site plan that shows the location of exterior mechanical units. The motion was seconded by G. Bambara. The motion carried. The project was approved as a major.

Other Business: None.

Review Meeting Minutes:

No changes or edits were made to the prior meeting minutes.

The meeting adjourned.

Respectfully submitted,
Ryan Morrison, Deputy Zoning Administrator