



## Town of Stowe- Historic Preservation Commission

### Meeting Minutes – July 5, 2023

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday July 5, 2023, at approximately 5:15 pm.

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

**Members Present:** Sam Scofield, George Bambara, Barbara Baraw, Tyson Bry, Chris Carey (alternate), Cindy McKechnie (alternate)

**Staff Present:** Sarah McShane

The meeting was called to order at 5:15pm by meeting vice-chair Sam Scofield.

Project #: [Unassigned](#)

Owner: Town of Stowe

Tax Parcel #: 7A-039.000 & 7A.162.000

Location: 67 South Main St & 90 Pond St

Project: Install security cameras

Zoning: VC10/SHOD

Jonathan Thereault was in attendance and presented the project, which was first heard at the April 12, 2023 HPC meeting and again on June 21<sup>st</sup>. Prior to the meeting members evaluated installation options at the library and the Stowe Town Office. During the site visit the Commission agreed that the security cameras for the Akeley Memorial Building should be placed on the existing street light post in front of the building to provide security coverage for the front of the building and on the rear corners of the building which will provide coverage on the sides and rear of the building. The conduit on the rear of the building will run along the edge of the granite detail of the building and painted to match the surface it sits on to blend into the building. The cameras planned for the library will be placed and installed as presented. Jonathan Thereault will provide an updated plan to reflect the agreed upon placement. Members discussed security signage and asked that the Commission review the proposal for signage before installation.

Project #: [7188](#)

Owner: K2 Realty LLC

Tax Parcel #: 06-051.000

Location: 2160 Mountain Rd

Project: Façade revisions to the existing commercial building

Zoning: MRV

Manager of Darkside Ty (last name unknown), Frederick Rainaldi, and Joe Bader were present and provided an overview of the application. The Commission had previously reviewed informal plans at a recent meeting however now the Applicant is seeking formal review and a zoning permit. The application involves façade changes to the existing building which include window and lighting modifications. Any site improvements and signage will be reviewed under a separate application. Members discussed the lighting temperate; Joe Bader responded that it is 3000k and will be on automatic timers. George Bambara motioned, seconded by Chris Carey, to approve the project as presented. The motion passed unanimously and was considered a minor per Section 10.3(5).

Project #: [7182](#)

Owner: Stowe County Homes / Alison Karosis  
Tax Parcel #: 07-150.000  
Location: 541 South Main St  
Project: Construct a laundry room building addition  
Zoning: LVC/SHOD

Architect Alan Guazzoni presented the proposed project. The project was described as a 18 x 30 addition with a 3 x 12 bump out. The addition will have a salt box roof and marvin SDL windows. George Bambara asked if the foundation had already been poured for the project. Alan Guazzoni responded that the retaining wall and foundation are all tied into one another and the existing construction project has been on-hold until the retaining wall is complete. Chris Carey mentioned that it felt crowded. Cindy McKechnie inquired about the roofing material in which Alan Guazzoni responded that it will be an architectural series to match the existing roofing material. Members noted the discrepancy in window cut-sheets; the Applicant confirmed the windows will be SDL with a spacer bar. Chris Carey motioned, seconded by Cindy McKechnie, to recommend approval of the project with the condition the windows contain SDL's with a spacer bar. The motion passed unanimously. Staff will schedule DRB review.

Project #: [7184](#)  
Owner: Maple Corner Investments LLC  
Tax Parcel #: 7A-135.020  
Location: 59 Mountain Rd #b  
Project: Demolish blacksmith shop building and rebuild in-kind, with the additions approved under Project #s 7147 & 7062  
Zoning: VC10/SHOD

Kelley Osgood and Peter Livaditis were present and provided an overview of the application. Kelley Osgood reported that the project will cost approximately \$100,000 more to retain and work around the existing structure than it would be to build anew. He explained they are proposing to demolish the building and rebuild the previously approved plans. He reported that the post and beam frame has been cobbled over time and they propose to replicate the building in-kind. The existing chimney would remain. George Bambara inquired whether an engineering study had been completed regarding the condition of the structure. Kelley Osgood responded they are proposing demolition under the cost-savings provision and not the condition of the structure. Peter Livaditis explained that the building is approximately 2700 sf and the market rate for new space is approximately \$25 per square foot. Tyson Bry mentioned that during prior meetings the Applicant had described the structure as being in good and stable condition. Sam Scofield inquired about the condition of the frame and the interior. Kelley Osgood responded that structurally it is okay however working around it adds additional cost. Chris Carey added that the building should be documented by a preservation consultant and that he would be interested to understand why the building is considered contributing. Staff can provide the historical records. The Commission agreed to visit the building at a future meeting.

Project #: [7114](#) (previous addition [permit](#))  
Owner: Ryan Lamberg & Anne Kromme  
Tax Parcel #: 7A-138.000  
Location: 78 Highland Ave  
Project: After the Fact Demolition and Rebuild New Single-Family Dwelling  
Zoning: VR20/SHOD

Attorney Chris Nordle presented the application and explained the process to date. He reported the structure has been removed and they are seeking HPC recommendations on the demolition and design review for the replacement dwelling. He explained that since the Applicant last met with the HPC, he hired a historic consultant to document the history of the building and any architectural significance. The consultant, Brian Knight, found that the building did not meet the criteria to be listed on the state or national register. Barbara Baraw noted that the consultant's findings contained errors and the building was originally constructed in the 1950s. Chris Nordle explained they are seeking demolition under Section 10.7(2)(A). Travis Spaulding provided comments on the condition of the building and the structural feasibility of adding the previously approved addition onto the building. Following discussion, Tyson Bry motioned to recommend demolition approval of the dwelling under Section 10.7(2)(A). Barbara Baraw seconded the motion. The motion passed unanimously. The Commission then reviewed the updated designs for the replacement dwelling. Members noted concerns with the triangular windows on the rear of the building and reported that they are not be in harmony with the windows on other sides of the building. Members suggested for the windows on each side of the building to be more compatible with one another. The Applicant agreed to bring several different window patterns to the next meeting. Members noted that none of the exterior stairs contained necessary handrails and that the two crawlspace doors were not shown on the elevation drawings. Members discussed the chimney placement and height and suggested the Applicant consider modifications. The review ended at approximately 7:20 pm. The Applicant will return to the next meeting with plans which incorporate the Commission's comments.

Project #: Informal Review  
Owners: Sterling Ventures Inc.  
Tax Parcel #: 7A-127.000  
Location: 232 Mountain Road  
Project: Individual sauna structures  
Zoning: VC10/SHOD

Nicole Sweeney and Julia Bunting were in attendance and requested informal review of their project. Nicole Sweeney explained that their business offers outdoor sauna and cold plunges and they are hoping to open a Stowe location. Cindy McKechnie noted that the parcel previously contained an iconic red barn and the proposal does not reflect the pastoral setting. Nicole Sweeney mentioned that they believe their project will not be very visible from Mountain Road and any impacts would be minimal. She noted the buildings are built off-site and do not contain foundations. The proposal involves four sauna buildings, a bathhouse, and a check-in building. Chris Carey noted that the use does not seem compatible with the village area. Tyson Bry noted that a 60 ft bath house would cover much of the bank area. Julia Bunting responded that it is their intent to be in an accessible location and they are compelled by the beauty of the site. Members suggested alternate locations and agreed that the proposal did not appear to be compatible with the village area.

Project #: 7176  
Owner: RB Stowe Real Estate Holdings Llc c/o Robert Bauman  
Tax Parcel #: 07-309.090  
Location: 0 Waterbury Road  
Project: Construct An 1800 Sf Medical Office Building And Related Improvements  
Zoning: RR1

Victoria and Michael Sommers were in attendance to present their application. Staff explained that this application was originally scheduled for the last meeting, however they asked that it be rescheduled. She explained that the parcel is currently vacant and is located behind the brick historic building on Route 100 and to the side/rear of the existing eye doctors office. The parcel is part of a 3-lot PUD and is subject to design review. The Commission reviewed the architectural designs. The Applicant explained that the building would be used for a chiropractic office. The building is approximately 30 x 60, 1800 sf. On a motion by Chris Carey, seconded by Cincy McKechnie the Commission recommended unanimous design review approval. Staff will work with the Applicant to schedule DRB review.

Project #: [7186](#)

Owner: Katherine Pavelich & Stefan Grundmann

Tax Parcel #: 7A-170.000

Location: 11 Taber Hill Rd

Project: Renovations and addition to existing historic residence, remove and replace rear addition, add garage with apartment above, restore west façade. Project includes a setback waiver.

Zoning: RR1

Sam Scofield recused himself from the review. Chris Carey served as acting chair. Staff explained that the project will be broken into two separate applications: 1) the renovation of the historic building and replacement of the rear barn addition and 2) a setback waiver for the construction of an attached garage. Members reviewed the architectural designs. Sam Scofield explained that the project involves removal of the back barn addition and rebuilding in-kind except for alterations to the inset porch on the west side. The Commission reviewed other village examples of connected buildings that were built over time, similar to the proposal. Following review, Cindy McKechnie made a motion to recommend approval of the renovations to the main dwelling, partial removal of the barn addition and rebuild per the presented plans, and the setback waiver as it is consistent with traditional development patterns. Should the DRB not grant the setback waiver the Applicant will return to the HPC with a modified north elevation. The motion was seconded by Barbara Baraw and passed unanimously by participating members.

**Other Business:**

None.

**Review Meeting Minutes:**

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

Respectfully submitted,  
Sarah McShane, Planning & Zoning Director