



**Town of Stowe- Historic Preservation Commission**

**Meeting Minutes – January 11, 2023**

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday January 11, 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, Tyson Bry, McKee MacDonald, Chris Carey, Shap Smith, Barbara Baraw, Jennifer Guazzoni, Cindy McKechnie, Christian Carey

**Staff Present:** Sarah McShane, Ryan Morrison

The meeting was called to order at 5:15pm by Chair Sam Scofield.

[Project #: 7054](#)

Owner: Stowe Country Homes/Alison Karosas

Tax Parcel #: 07-150.000

Location: 541 South Main St

Project: Amend Project 6895- Modify Windows; Change of Use on 1st Floor to Dwelling Unit

Zoning: LVC

Alan Guazzoni of Alan Guazzoni Design was present representing the Applicant and provided an overview of the project. The proposal involves window modifications to the new two-story barn, approved under Project 6895. Additionally, the first floor use will be changed from office space to a two-bedroom dwelling unit. Three awning windows on the ground floor of the south elevation are proposed to be replaced with double hung windows to meet egress requirements. T. Bry asked if access to the structure will remain the same as originally approved. A. Guazzoni confirmed. On a motion by M. MacDonald, seconded by C. McKechnie, the application was approved as presented. The motion passed unanimously. The application is considered a minor.

[Project #: 7061](#)

Owner: Sawyer Smith

Tax Parcel #: 7A-176.000

Location: 147 School St

Project: Replace Exterior Windows within Existing Openings

Zoning: VR20/SHOD

Lynn LeBeau was present to represent the property owner. She explained that 8 windows will be replaced with windows that match the size and appearance of the existing windows. Ms. LeBeau also noted that there is a rear window that was not identified in the application packet that the owner wants to eventually replace. Due to the location of that window being out of sight, the Board saw no need for the applicant to return for SHPC approval. On a motion by C. Carey, seconded by B. Baraw, the application was approved as presented. The motion passed unanimously. The application is considered a minor.

[Project #: 7062](#)

Owner: Peter Livaditis/Maple Corner Investments LLC

Tax Parcel #: 7A-135.020

Location: 59 Mountain Rd #b

Project: Renovate Existing Mixed-Use Building; Construct Addition; Add Dwelling Unit & Related Improvements

Zoning: VC-10/SHOD

Andrew Volansky was present representing the property owner. He explained that the application is to renovate, upgrade, and construct an addition to the blacksmith shop. The new tenant space will contain a small residential apartment, and lower and upper level apartments. He noted that the outdoor mechanical unit(s) will locate on the west side, out of public view. S. Scofield asked if the building will be raised, and if so, how it might impact the chimney. A. Volansky explained that the building would have to be raised about 6-12" above the existing grade, and that they may or may not need to raise the chimney as well. Each board member made brief comment in favor of the project. On a motion by S. Smith, seconded by M. MacDonald, the application was approved as presented. The motion passed unanimously. The application is considered a major. Staff noted that the project is still subject to further review, with an emphasis on lot coverage and setback compliance, as well as any underlying conditions associated with the property in respect to the PRD it is located within. DRB review is required.

**Other Business:**

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

Respectfully submitted,  
Ryan Morrison, Deputy Zoning Coordinator