



Town of Stowe- Historic Preservation Commission

Meeting Minutes – January 25, 2023

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday January 25, 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, Barbara Baraw, Jennifer Guazzoni, Cindy McKechnie

Staff Present: Sarah McShane, Ryan Morrison

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

Project #: [7065](#)

Owner: William S Belden & Christina B Belden

Tax Parcel #: 7A-078.000

Location: 405 Maple St

Project: Interior Renovations, Including Replacement Windows, Converting Unheated Porch To Heated Porch, Rebuilding Exterior Decks with Larger, Replacement Roofing, Repair And Paint Siding.

Zoning: VR20/SHOD

Michael Perpall of Cushman Design Group was present representing the Applicant and provided an overview of the project. The proposal involves interior renovations, replacement windows, conversion of an unheated porch to a heated porch, rebuilding exterior decks, roofing replacement, and exterior siding repairs and painting. Replacement/new exterior lighting is being removed from the proposal. J. Guazzoni asked if window shutters would be restored around the new windows. M. Perpall responded that window shutters will not be included. The rebuilt front decks will remain the same size, however the replacement rear deck will increase in size. The new rear deck will be constructed with pressure treated wood and will have a steel cable railing system to minimize its visual impact. T. Bry asked if the chimney will remain on the structure. M. Perpall confirmed. Mr. Perpall also added that the home utilizes a furnace heating system and that there will be no exterior mechanical units installed. M. MacDonald motioned to approve the application as presented, with the added condition to change 'proposed' to 'existing' on the existing east elevation plan. The motion was seconded by B. Baraw. The motion passed unanimously. The application is considered a minor.

Project #: [7070](#)

Owner: Benjamin S Reilly & Heidi Davies

Tax Parcel #: 10-046.000

Location: 1011 Stagecoach Rd

Project: Demolish Attached Barn & Rear Mudroom

Zoning: RR5/FHD

Misty Kaplan was present to represent the property owner. Benjamin Reilly (property owner) was also in attendance. She explained that the proposal is to demolish the carriage barn attached to the north side of the existing home, and demolish a mudroom attached to the rear of the home. The home and attached carriage barn are historic. B. Reilly stated that the rear mudroom was built later, probably in

the 1940s. The applicant wishes to obtain approval for the proposed demolition before submitting a redevelopment application. At the request of the HPC, the applicant agreed to return to the HPC with redevelopment plans, at which point the HPC will feel comfortable making a recommendation for the demolition request. Once these plans are submitted to Planning & Zoning staff, the application will be placed on the next available HPC meeting agenda. The application is considered a minor.

Other Business:

Project #: [7071](#)

Owner: Tad Davis

Tax Parcel #: 7A-186.000

Location: 107 Sunset St.

Project: Change from cedar shake to clapboard siding on previously approved project for Permit #6845

Zoning: VR20

Travis Spaulding was present to represent the property owner. The request is to change siding approved under Permit #6845 from cedar shakes to clapboard. The permit approved the reconstruction of an addition as finished space, and a second story addition above the garage to be used as living space. The Board agreed that differentiation should be clear between the existing structure and the new portions, and by allowing clapboard as proposed, such differentiation would not occur. The Board recommended that the applicant use siding other than clapboard, such as cedar shake or vertical boards. The applicant was advised to return to the HPC with an acceptable siding request, or withdraw the application. The application is considered a minor.

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

Respectfully submitted,
Ryan Morrison, Deputy Zoning Coordinator