



**Town of Stowe- Historic Preservation Commission**

**Meeting Minutes – November 1, 2023**

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday November 1, 2023, at approximately 5:15 pm.

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

**Members Present:** McKee MacDonald, George Bambara, Sam Scofield, Tyson Bry, Barbara Baraw, Shap Smith, Jennifer Guazzoni, and Cindy McKechnie, and Chris Carey (alternate)

**Staff Present:** Ryan Morrison

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

Project #: 7281  
Owner: Virginia Huber  
Tax Parcel #: 7A-175.000  
Location: 37 Pike St  
Project: Install New Shed  
Zoning: VR20/SHOD

Virginia Huber was in attendance and presented the application, which is to place a new, prefabricated shed in the rear yard, near where two sheds used to stand until they were removed. Chris Carey made the motion to recommend approval of the application as proposed. The motion was seconded by Shap Smith and was unanimously approved. The application is considered a minor.

Project #: 7254  
Owner: Jonathan Shallman  
Tax Parcel #: 7A-050.000  
Location: 144 Main St  
Project: Construct a new porch and balcony, a covered entry, and new dormers  
Zoning: VC10/SHOD

Greg Thomas was in attendance and presented the application. This project was heard multiple times by the HPA, the most recent review being October 4, 2023. At the last meeting, the HPA voted to recommend approval of the application. The application has yet to be scheduled for Development Review Board review. The applicant now presents an amendment which simply removes a temporary entrance/staircase for use during construction of project. This temporary entrance/staircase was proposed to be located on the School Street sidewalk. The Public Works Department provided its disapproval regarding its placement over the sidewalk. As a result, the plans have been amended to remove it from the plans. No other changes are proposed. George Bambara made the motion to recommend approval of the application as proposed. The motion was seconded by Barbara Baraw and was unanimously approved. The application is considered a major.

Project #: 7280  
Owner: Ryan Lamberg & Anne Krumme  
Tax Parcel #: 7A-138.000  
Location: 78 Highland Ave  
Project: Amend Project 7114 to alter window locations, chimney and add skylights

Zoning: VR20/SHOD

Ryan Lamberg was in attendance and presented the application. The application proposes the following: slight shifts in location and size for a select few windows; install a skylight in each of the two dormers; and wrap the chimney in siding to match the new home's siding. The applicant stated that the slight shift in window locations and sizes will accommodate interior space better, and it will better align first, second, and dormer windows as viewed from the outside. Chris Carey made the motion to recommend approval of the application as proposed. The motion was seconded by Tyson Bry and passed unanimously. The application is considered a minor.

Project #: 7278  
Owner: 109 Main LLC  
Tax Parcel #: 7A-046.000  
Location: 109 Main St  
Project: New signage for Starbucks. Includes variance request to exceed the maximum sign height allowance.  
Zoning: VC10/SHOD

Tyler Mumley and Graham Mink were in attendance and presented the application. Chris Carey recused himself. The applicant requests a waiver to the twelve (12') ft height restriction for signs in the Village Commercial (VC) zoning district to place a blade sign with a top height of 17.5'. The building, currently under construction, was approved in 2022 (Project #6855). The proposed sign is to be located above the entrance to a new restaurant use. The applicant stated that on the approved plans for the building itself, a sign location is shown on the elevation plans at the same location and height as the proposed blade sign. Ryan Morrison stated that sign permits are usually permitted separately, and that it is likely that the reviewing bodies paid little to no attention to the square on the front façade building elevation depicting a sign. There is no evidence in the original DRB decision that the sign location was discussed, nor do any of the associated HPC meeting minutes show that the sign location was discussed. The applicant stated that the proposed sign height is similar to other signs along Main Street. McKee MacDonald stated that since the location of the sign was included on the original, approved plans and approved, he questioned why this application is necessary. Ryan Morrison noted that, if anything, a sign permit is required since the proposed sign type (blade sign) differs from what was shown on the approved plans for Project #6855 (wall sign). The Commission asked how the building sits in relation to neighboring buildings along Main Street. The applicant responded the front wall is several feet behind neighboring building front facades. Sam Scofield noted that the new blade sign wouldn't even be visible to eastbound vehicles/pedestrians as they travel along Main Street. Shap Smith made the motion to approve the location as it was already approved, but as a blade sign, even though it doesn't meet the height requirement, with the following condition: the sign may not exceed the Country Store's blade sign height/size. The motion was seconded by George Bambara and unanimously approved. Because this waiver request also requires DRB review and approval, it is considered a major application.

**Other Business:**

- Tyler Mumley, Graham Mink, and Chris Carey discussed additional alterations to the new building at 109 Main Street – specifically adding rooftop mechanical units with screening, changing the material for some portions of the roof, and other minor changes. Similar discussion has been held at previous HPC meetings, and the Commission expressed interest in seeing mock rooftop screening put up to screen the rooftop mechanical units as part of a future

site visit. Ryan Morrison noted that all these changes require a new zoning permit, and as soon as one is submitted it will be added to a future HPC meeting agenda and a site visit can be scheduled.

- William and Lesley Adams inquired about the process to do some work on their home/property at 58 Cemetery Road. They noted that the home is not historic, but the property is within the Historic Overlay District. The Commission noted that since the home itself is not on the list of historic structures/sites, then they could submit a zoning permit application for something of their design, and the HPC would review it accordingly.

**Review Meeting Minutes:**

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

Respectfully submitted,  
Ryan Morrison, Deputy Zoning Administrator