



## Town of Stowe- Historic Preservation Commission

### Meeting Minutes – March 8, 2023

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday March 8, 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, Tyson Bry, Barbara Baraw, Shap Smith,

**Staff Present:** Ryan Morrison

The meeting was called to order at 5:15pm by meeting chair McKee Macdonald.

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

This application was heard by the HPC on January 11, 2023, and received the board's unanimous recommendation of approval. Further staff review revealed that waivers are required for encroachment into the 10-ft front yard and 50-ft watercourse setbacks.

Andrew Volansky, Chris Austin, and Peter Livaditis were present. A. Volansky and C. Austin provided an overview of the project, explaining the need for the setback waivers. The rear addition is within the 50-ft watercourse setback. The front porch is within the 10-ft front yard setback, as measured from the edge of the shared right-of-way. Sec. 10.9 of the Stowe Zoning Regulations – *Dimensional Waivers for Historic Buildings and All Buildings Within the Overlay District*, allows for setback waivers from property lines and from the 50-ft watercourse setback. On a motion by George Bambara, seconded by Shap Smith, the request for the front yard and riparian/watercourse setback waivers were approved. The motion passed unanimously. This application is considered a major.

Project #: 7082

Owner: Sag LLC

Tax Parcel #: 7A-114.000

Location: 350 Mountain Rd

Project: Remove a residence and a garage and construct 2 new duplex buildings and a storage building

Zoning: VC-30

This application was heard by the HPC on February 22, 2023. The HPC requested that the applicant return with additional plans showing the location of exterior mechanical units/condensers, renderings of the project as viewed from Dump Rd and from the Stowe Rec Path, and photos of all sides of the buildings to be demolished. Peter Heintzeman was present and provided the requested information. On a motion by Tyson Bry, and seconded by George Bambara, the project was approved as proposed. The motion passed unanimously. This application is considered a major.

Project #: 7083

Owner: Sparky Properties LLC

Tax Parcel #: 07-312.040

Location: 68 Central Dr

Project: Amend permit #6418 to increase the size and height of the approved dormer

Zoning: RR1/RR2/SHOD

Rick Barnett was present representing himself as the new owner. The original proposal, which included a rear addition/dormer, went through HPC review in 2020, and permit #6418 was then issued. The construction went above and beyond the approved plans, and now Mr. Barnett is requesting approval of the as-built construction with this new application. The dormer, which was originally approved to be flush with the structure's roof peak, now extends above the roof peak. The dormer/rear addition is also wide than originally approved. The HPC all agreed that the as-built construction goes above and beyond what they consider to be an acceptable appearance and recommended that the applicant either remove the extra construction to match the original plans or provide architectural plans to improve the structural appearance. The application is tabled until such time as the applicant returns with new plans. The application is considered a minor.

**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 Coordinator