



Town of Stowe- Historic Preservation Commission

Meeting Minutes – April 12, 2023

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday April 12, 2023, at approximately 5:15 pm.

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

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

Staff Present: Sarah McShane, Ryan Morrison

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

Project #: Unassigned
Owner: Town of Stowe
Tax Parcel #: 7A-039.000 & 7A-162.000
Location: 67 Main Street & 90 Pond Street
Project: Install security cameras
Zoning: VC10/SHOD

Chris Jolly was in attendance and presented the Town of Stowe’s plans to install security cameras on the Akeley Memorial Building and on the Stowe Library. Zoning permit applications have not yet been submitted. Mr. Jolly presented the Avigilon H4 Multisensor Camera as the model the Town is interested in. Commission members expressed interest in seeing smaller, lower profile camera models that still could meet the desired criteria for the security cameras. Additionally, the Commission recommended that all conduit/wires be run inside, rather than on building exteriors. George Bambara made the motion for Stowe to evaluate lower profile cameras that meet design criteria, as well as for conduit/wires to be run inside rather than outside and return to the HPC for further consideration. The motion was seconded by Cindy McKechnie and passed unanimously.

Project #: 7083
Owner: Sparky Properties LLC
Tax Parcel #: 07-312.040
Location: 68 Central Drive
Project: Amend Permit #6418 to increase the size and height of the approved dormer.
Zoning: RR1/RR2/SHOD

HPC member Chris Carey recused himself from this review to act as representative for this project. This application was heard at the March 8, 2023, and at that time the HPC recommended that the applicant return with a revised roofline and dormer that would be acceptable within the SHOD. Chris Carey presented a revised plan that includes a small, centrally located gable roof section that is intended to break up the existing, plain roofline. The HPC requested that the applicant return with side view drawings of the dormer and suggested that maybe the applicant consider a gable dormer over the garage to lessen the monotonous roof line.

Project #: 7115
Owner: 109 Main LLC

Tax Parcel #: 7A-046.000

Location: 109 Main Street

Project: Exterior building revisions including new covered porch, vents/mechanical units, gas meters, revised door styles, and new doors and windows.

Zoning: VC10/SHOD

Chris Carey also recused himself for this item and presented the application, along with Tyler Mumley. The applicants went through the proposed changes in detail. Cindy McKechnie suggested that the plans be revised so that the three windows on top of each other in the central building section, front façade, be lined up evenly. The application was tabled to a future meeting date when plans are revised.

Project #: 7111

Owner: Tyler Mumley

Tax Parcel #: 09-016.000

Location: 11 Moss Glen Falls Road

Project: Re-approval to demolish historic blacksmith shop.

Zoning: RR2/FHD

Tyler Mumley presented the application, noting that the HPC granted approval for the same demolition in May, 2020. The permit expired before any work commenced. The applicant is requesting re-approval to demolish the blacksmith shop. After reviewing photographs of the deteriorated structure, McKee MacDonald motioned to recommend re-approval of the demolition. The motion was seconded by Cindy McKechnie and passed unanimously. The application is a minor.

George Bambara left the meeting.

Project #: 7114

Owner: Ryan Lamberg & Anne Kromme

Tax Parcel #: 7A-138.000

Location: 78 Highland Avenue

Project: After the fact home demolition and rebuild new single-family dwelling.

Zoning: VR20/SHOD

Ryan Lamberg presented the application. The applicant obtained permit approval to construct an addition to the existing single-family home in 2022, which included a 1-car garage and extended living space. While starting construction, the applicant noted that additional damage was found throughout the structure and the applicant proceeded to demolish the entire structure without a permit. As a result, a Notice of Violation was issued on March 31, 2023. The applicant now seeks an after-the-fact permit for the demolition and presented plans for a new home. The Commission noted that it did not want to recommend approval of an after-the-fact permit for the unpermitted demolition for fear that it would set a precedent that could possibly be applied in similar scenarios moving forward. On a motion by Barbara Baraw, and seconded by Chris Carey, the Commission voted unanimously to recess the application to a later meeting date so the applicant could seek counsel in moving forward, and to provide final redevelopment plans.

Other Business:

Discussion: AT&T Telecommunications pole location at 269 Weeks Hill Road. Maureen Bowman and William Dodge were present to provide details of the proposed telecommunications pole at the property. The pole compound will be closed off with chain link fencing, and, except for from the Stowe Bike Path when foliage is gone, it will be almost impossible to see. The pole height is now proposed at 100 ft. The focus of this presentation was to get the HPC's input on the color of the pole. On a motion by McKee MacDonald, seconded by Shap Smith, the HPC recommended that the pole be a natural rust material with the antennae painted brown. The motion passed unanimously.

Review Meeting Minutes:

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

Respectfully submitted,
Ryan Morrison, Deputy Zoning Coordinator