



Town of Stowe- Historic Preservation Commission

Meeting Minutes – April 26, 2023

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday April 26, 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, Barbara Baraw, Shap Smith, Jennifer Guazzoni, Chris Carey (alternate)

Staff Present: Sarah McShane, Ryan Morrison

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

Section 106 Review: National Historic Preservation Act
Continued Review- Proposed AT&T Monopole & Antenna
269 Weeks Hill Road

William Dodge, Maureen Bowman, and Jeff DelliColli were in attendance and presented. Staff explained that the HPC is considered a “consulting party” for projects requiring Section 106 review and is provided the opportunity to comment on the project’s potential effect on historic properties that are either listed, or eligible for listing, on the National Register of Historic Places (NRHP). She noted that Mayo Farm has been determined eligible for listing on the National Register and the Stowe Historic District is located on the National Register. She explained that she had reviewed the simulation package and the photographs taken from various vantage points within a one (1) mile radius of the project site and has drafted a letter for the HPC to consider submitting. The letter makes the following recommendations/findings:

- Mayo Farm, a historic property eligible for listing on the NRHP, will be adversely effected by the project. The visual impacts created by the project will diminish the integrity of the property's setting and feeling.
- In order to determine whether other nearby historic properties may also be adversely effected, AT & T must complete a determination of eligibility for the following properties 0808 # 16, 32, 33, 34, 35, 127, 128, 129, 147, 158, 159, 188, 187, & 189 on the Vermont Historic Sites Register.
- The project relies on existing mature treelines and vegetation to provide screening. Much of the relied upon treelines and vegetation is on separate properties that are not under the control of AT & T. AT & T must incorporate screening which is under the control of AT & T and document how the screening will be maintained and replaced when necessary.
- Additional investigation and visibility assessment must be completed to further assess the potential effects to the Stowe Village Historic District, a historic district of statewide historical significance that is also listed on the NRHP. Further investigation should include additional vantage points from within the historic district and along Maple Street.
- Additional investigation and visibility assessment must be completed at higher elevations outside of the one (1) mile project radius.
- Painting the monopole and related antennas brown is one step to mitigate the adverse effects, however the HPC recommends AT & T utilize a brown aged metal or corten steel, which will require less maintenance.
- The HPC also has concerns regarding the project’s adverse effects on aesthetics and historic properties [30 V.S.A. § 248(b)(5)] and the scenic and natural beauty of the area [10 V.S.A. §§ 6086(a)(8)], however will reserve comments under those criteria if and when an application is submitted to the Vermont

Public Utility Commission.

Will Dodge provided a description of the proposed pole and its dimensions (tapered in shape with a 4' base). He described the antennas as being 8' tall and 1.5' wide. He reported the antennas do not exceed the height of the pole. G. Bambara asked what happens when the technology becomes obsolete and the pole is no longer needed. Will Dodge responded that as part of the CPG process a bond will be made to remove it if it becomes obsolete. J. Guazzoni asked whether AT &T could use small micro site technology instead of a pole. Will Dodge responded that the issue is that there is too much cellular traffic, and the small cell technology cannot handle the traffic. B. Baraw was provided a paper copy of the draft letter and will provide comments to staff within a few days. Otherwise, the HPC will submit the letter for AT & T consideration.

Section 248a Review/PUC
Review Revised Plans- Proposed AT&T Antenna
Pond & Depot Streets

William Dodge was in attendance and presented the proposed AT&T Antenna location at the southeast corner of the Pond and Depot Street intersection. The HPC originally reviewed this proposal during the June 8, 2022 meeting. The original proposal involved removing and replacing an existing utility pole on the corner of Pond and Depot Streets with a taller utility pole, wireless communication antennas, equipment cabinet, and related ancillary improvements. Staff explained that HPC comments are now being requested regarding the re-design of the project which includes an ornamental pole and light fixtures off-set the corner of Pond and Depot Streets. HPC comments and recommendations will be provided to the Selectboard for their consideration. Will Dodge explained that the antennas will be placed inside of the pole and the ornamental pole will have two light fixtures. All of the equipment will be concealed within the pole. He mentioned it's a similar design as the ones on Church Street in Burlington. The Commission generally felt that the new design visually reduces the height of the pole however were concerned with the proposed height of the ornamental light fixtures and recommended that they be positioned at the same height as other street light fixtures within the village. The HPC was undecided whether the pole should contain one or two ornamental light fixtures or whether it would be more appropriate to match the existing street light fixtures on Depot Street. The HPC suggested that the illumination levels and spread be evaluated to ensure it conforms with industry standards and provides uniform distribution. Staff will provide HPC comments to the Town Manager for Selectboard consideration.

Project #: 7115
Owner: 109 Main LLC
Tax Parcel #: 7A-046.000
Location: 109 Main Street
Project: Exterior building renovations including new covered porch, vents/mechanical units, gas meters, revised door styles, and new door and windows
Zoning: VC10/SHOD

Chris Carey recused himself to present the application along with Tyler Mumley and Graham Mink. This application was previously heard at the April 12, 2023 HPC meeting, where it was tabled for the applicant to return with revised plans. Chris Carey presented revised plans and detailed all revisions that had been made since the last HPC review. These include the symmetrical window placement in the

building connector section, additional window and door changes, security camera mounts, and vents. The Commission agreed that the false window in the building connector, front façade, should either be tinted or the window backing painted dark. George Bambara made the motion to approve the changes described in the new drawings. The motion was seconded by Shap Smith and passed unanimously. The application is considered a major.

Project #: 7127

Owner: Nicholas Donahue/Jameson Partners

Tax Parcel #: 07-034.000

Location: 782 Mountain Road

Project: Change of use from office to daycare; exterior alterations, install fencing and playground equipment

Zoning: HT

Sarah Tousignant presented the application. The project is to move a daycare center into an existing, first floor office space at the rear of the existing building. The plan includes exterior alterations, and the installation of fencing and playground equipment. No new landscaping is proposed since existing vegetation will provide adequate screening. Shap Smith made the motion to approve the proposal as presented. The motion was seconded by Chris Carey and passed unanimously. The application is considered a major.

Project #: 7124

Owner: Bruce W. & Claire T Austin (Life Estate)/Courtney R & Will B Austin

Tax Parcel #: 07-280.000

Location: 300 River Road

Project: Add new deck and door windows to existing structure

Zoning: RR2/SHOD

Skeeter Austin presented the application. The project is to add an open deck to the front of an existing, detached structure. The detached structure was previously used for storage until a permit in 2022 was granted to convert it to living/office space. The new deck will consist of trex decking and railing material. Barbara Baraw made the motion to approve the proposal as presented. The motion was seconded by Shap Smith and passed unanimously. The application is considered a minor.

Project #: 7121

Owner: Carolyn Huerth

Tax Parcel #: 7A-060.000

Location: 234 Maple Street #2

Project: Replacement windows

Zoning: VR20/SHOD

John Huerth presented the application. The proposal is to replace six windows in the unit, mostly for egress purposes, and some for air conditioner accommodation. The applicant noted that the structure is noted on the historic register as 'non-contributing'. Chris Carey made the motion to approve the application as presented, with the requirement that all casement windows mimic the existing double hung windows that they replace. The motion was seconded by Barbara Baraw and passed unanimously.

The application is considered a minor.

Project #: 7129

Owner: Christina & William Belden

Tax Parcel #: 7A-078.000

Location: 405 Maple Street

Project: Amend Project #7065 to include additional window replacements, rebuild existing building addition, alter the size and materials of the rear deck, and add ground mounted generator and condenser.

Zoning: VR20/SHOD

Katelyn Hudson presented the application, highlighting the changes from Project #7065 that are proposed. The rear deck will be larger but shifted to be entirely behind the house. Other changes include a change of railing materials, additional window replacements, reframing the addition previously approved, and adding ground-mounted mechanical units at the side of the house. The mechanical units will be screened from view with existing lilac bushes. G. Bambara made the motion to recommend approval of the changes as presented. The motion was seconded by S. Smith and passed unanimously. The application is considered a minor.

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

This application was continued from the April 12, 2023, HPC meeting. Ryan Lamberg, Travis Spaulding and Douglas White were present. S. Smith made the motion to go into executive session to receive confidential attorney-client communications made for the purpose of providing professional legal services to the HPC and upon finding that premature general public knowledge would clearly place the public body at a substantial disadvantage. The motion was seconded by B. Baraw and passed unanimously. The HPC went into executive session.

The executive session ended, and all applicants/meeting attendees returned to the meeting.

S. Smith made the motion to table the application to the May 3, 2023, HPC meeting. The motion was seconded by G. Barbara and passed unanimously.

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 Administrator