



**Town of Stowe- Historic Preservation Commission**

**Meeting Minutes – June 21, 2023**

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday June 21, 2023, at approximately 5:15 pm.

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

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

**Staff Present:** Ryan Morrison

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

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

Jonathan Thereault was in attendance and presented the project, which was first heard at the April 12, 2023 HPC meeting. The two options are to install one large camera or a series of three small cameras at each location. The proposed camera locations will be able to establish a clear perimeter of the buildings, in an effort to deter vandalism and to provide an authoritative record to protect the town. The cameras, brackets and conduits can be painted to match building colors. The HPC asked Mr. Thereault to return to a future meeting with more details on bracket options, and to conduct a site visit to view all camera locations.

Project #: 7171  
Owner: William & Christina B Belden  
Tax Parcel #: 7A-078.000  
Location: 405 Maple Street  
Project: Replace slate roofing with asphalt shingle roofing  
Zoning: VR20/SHOD

Michael Perpall was in attendance and presented the application. The proposal is to remove the failing slate roof with an asphalt shingle roof. The application was first heard at the June 7, 2023 HPC meeting, where the Commission asked if the owners would be open to maintaining the snow belts. M. Perpall returned to the HPC and confirmed that snow belts along the roof edges will be part of the roof installation. The belts will be standing seam metal and painted to match the roofing – either a gray or blue-ish color. G. Bambara made the motion to approve the application as presented. The motion was seconded by S. Smith and passed unanimously. The application is considered a minor.

Project #: 7176  
Owner: RB Stowe Real Estate Holdings LLC c/o Robert Bauman  
Tax Parcel #: 07-309.090  
Location: 0 Waterbury Road

Project: Construct an 1800 sf medical office building and related improvements  
Zoning: RR1

The applicants requested to postpone this review.

Project #: Unassigned  
Owner: K2 Realty LLC  
Tax Parcel #: 06-051.000  
Location: 2160 Mountain Road  
Project: Informal review for exterior alterations to the existing commercial building  
Zoning: MRV

Fred Rainaldi was in attendance and presented the project. This is an informal review for exterior modifications to the commercial building, which was previously the home of Darkside Snowboards. The retail use of the building will remain, but there will be some exterior alterations, including window and door replacements. The more noticeable window replacement will be at the left end of the front façade, where an existing landscape window will be replaced with a taller portrait window. The other window and door replacements will maintain similar openings to the existing ones. Since this was an informal review, no action was taken, other than to provide an initial HPC response to the applicant. Mr. Rainaldi stated that he intends to submit for the zoning permit soon.

Project #: 7179  
Owner: Sweet Dream LLC  
Tax Parcel #: 7A-023.000  
Location: 78 South Main Street  
Project: Replacement/new windows and doors; change of use in upper floor from retail to single family dwelling unit  
Zoning: VC10/SHOD

Donna Church was in attendance and presented the application. The project involves window replacements with same style windows, except for one rear, double-hung window being replaced with a casement egress window. Additionally, a new rear door providing access to the second floor apartment will be installed. S. Scofield made the motion to approve the application as presented. The motion was seconded by S. Smith and passed unanimously. The application is considered a minor.

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

Chris Carey recused himself to present the application. M. Macdonald was also recused. After bringing various alterations of the dormer to the HPC on 2/22/2023, 3/8/2023, 4/12/2023, and 6/7/2023 for feedback, the plan now is to maintain the existing roofline and install panels between the four windows on the front façade of the dormer face. S. Smith made the motion to approve the application as

presented. The motion was seconded by B. Baraw and passed unanimously. 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 Administrator