



**TOWN OF STOWE**  
**PLANNING COMMISSION – SPECIAL MEETING**  
**Meeting Minutes**  
**January 31, 2022**

The Town of Stowe Planning Commission held a special meeting on **Monday January 31, 2022**, starting at 5:30 p.m. with remote participation available via Zoom. There was no public meeting space. Members present included Mila Lonetto- Chair, Chuck Ebel, Arnold Ziegel, Robert Davison, Neil Percy, Brian Hamor, and Chuck Baraw. Staff Sarah McShane and Layne Darfler were present. Others present included Bobby Murphy, Carrie Simmons, Rob Moore, Scott Weathers, Brooke Barwick, Alison Link, Catherine Crawley, and Donna Adams.

The meeting began at 5:30 pm.

On a motion by N.Percy, seconded by B.Davison, the minutes of the prior meeting were unanimously approved as submitted.

No public comments were received however Bobby Murphy expressed interest in serving on any planning subcommittee created focused on parking, traffic, and infrastructure. M. Lonetto thanked him for his willingness to participate and mentioned that the subcommittees will hopefully be formed soon.

M.Lonetto reiterated the purpose of the meeting and noted the Planning Commission would like to receive public comments on retail cannabis and where such establishments might best be located. The Planning Commission and meeting participants had a general conversation. Neil Percy noted that retail cannabis should not be allowed as a home business. Brian Hamor asked Mr. Murphy what the retail cannabis business looks like in Colorado. Mr. Murphy responded that in Vail such establishments were not located at the resort base but were in shops in the town. M.Lonetto asked participants on buffer areas and if buffer areas should be considered. A.Link provided her perspective and pointed the Commission to resources on the Healthy Lamoille website. A.Ziegel asked whether retail cannabis establishments could sell other goods. Members were unsure. Members had a general conversation about how cannabis will be taxed. C.Crawley suggested there be a broader town-wide conversation. M.Lonetto suggested focusing the conversation on areas where the Planning Commission can make recommendations such as signage, parking, and other land use considerations. B.Davison suggested researching the allowance to regulate as a public nuisance. A.Link added that it might only apply to odors and growing the plant. Scott Weathers introduced himself and reported he is part of a group of Stowe residents that support the establishment of retail cannabis in town and that he fully supports buffer zones and measures to ensure the safety of children. Members generally discussed the petition process and felt that the town should have zoning regulations in place before any opt-in vote. A.Link reported that the first retail licenses are expected to be issued in October and Hardwick has currently established a Cannabis Task Force. C.Baraw suggested it be sold similar to a liquor store. N.Percy asked where retail cannabis sales should be allowed and suggested maybe the UMR district would be appropriate. B.Hamor added that we have the tools to recommend how we want it presented in our community. He suggested the Planning Commission look at other communities such as Concord, Massachusetts, Nantucket, and Brookline. M.Lonetto added researching what the issues are in other communities that already have retail cannabis. Staff will research and follow-up at a later meeting.

C.Crawley added the Planning Commission should consider cannabis tourism. Members discussed the lawful location where someone can use cannabis. C.Simmon suggested conducting a survey and researching other resort towns that have legal cannabis establishments. B.Hamor added that Stowe is a destination community with a brand and the town should be prepared for a lot of potential interested persons desiring to capture the local market. B.Davison suggested the Planning Commission consider how it may impact the image of Stowe. M.Lonetto thanked attendees for providing feedback and suggested the Planning Commission move onto other business.

M.Lonetto reported that she had met with S.McShane and each subcommittee should be expecting an assignment sheet soon outlining the expectations, timeframe, community questions, etc. S.McShane will follow-up with everyone soon.

Members discussed the upcoming meeting with the Selectboard on Monday February 7<sup>th</sup>. M.Lonetto asked how the conservation could best be formatted. S.McShane stated that she could create a brief presentation to help introduce the proposed zoning amendments.

The meeting adjourned shortly after 7:00 pm.

The next regularly scheduled meeting is February 7<sup>th</sup>, a joint meeting with the Selectboard.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director