



**TOWN OF STOWE  
PLANNING COMMISSION – SPECIAL MEETING  
Meeting Minutes  
March 07, 2022**

The Town of Stowe Planning Commission held a meeting on **Monday March 7, 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, and Brian Hamor. Neil Percy and Chuck Baraw were absent. Staff Sarah McShane was present. Others present included Harry Shepard, Bobby Murphy, Catherine Crawley, and Donna Adams.

The meeting began at 5:30 pm.

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

No updates or public comments were provided.

Staff reported that H.Shepard was having technical issues joining the meeting and he would be connecting soon. Chair Lonetto asked for brief subcommittee updates. A.Ziegel provided a summary from the infrastructure committee. He reported that he had recently met with Town Manager C.Safford and staff S.McShane which included a general discussion on current community concerns related to traffic and infrastructure. He shared his recent observations and experiences and reported that traffic is not just a concern in the winter, it is also a concern in other seasons- particularly leaf peeper season. He noted that traffic is not just an inconvenience for residents it is a public safety concern.

DPW Director H.Shepard joined the meeting. Commission members switched to discussing the agenda item *'Infrastructure & Utility Planning Discussion with DPW Director.'* H.Shepard began by reporting that he often reads the minutes of the Planning Commission and would like to avail his time to the Commission for a greater conversation as it relates to public infrastructure and planning initiatives. He provided an overview of the current municipal water and sewer systems. Highlighted general discussion points included:

- The town's current sewer service area map (dated 2011) was likely created much earlier. It was officially adopted in the early 2000s. The sewer service map is more than simply a planning document, it is also an exhibit in the town's Act 250 permit for the sewer expansion that was completed in the early 2000s. Not all the properties within the sewer service area are connected; not all can reasonably be connected. Properties along the periphery that are fully developed are not likely to connect due to the cost.
- When planning and designing for the design flow of the Lower Village Pump System, the design flow should take into consideration planned development for the next fifty years. Such planning efforts should consider what makes sense and what the town envisions for certain areas in the future.

- The water service area is not legally defined but practically defined due to elevation and water storage areas. In areas where dense housing is desired, a sewer system is a must as well as municipal water.
- Municipal water and sewer planning should consider the Moscow Village. Consider the potential implications of providing water and sewer service to an area.
- Planning Commission should work closely with DPW when envisioning future build out of areas within the town and specific zoning districts. Planning should be done in synch. Consider possible in-fill development in designated growth areas.
- There are sewer connection restrictions in the UMR district.
- The next 6-9 months should focus on evaluating the lower village pump station and the sewer service areas. Consider areas where increased density is possible in developing a design flow for the lower village pump station. There are design guides to help estimate design flow based on density.
- A planned and funded capital project in Moscow will consider traffic calming measures.

M.Lonetto thanked H.Shepard for his attendance and encouraged members to continue to consider the discussion.

Given the time, members agreed to use the remaining meeting time for subcommittee updates. Cannabis establishment discussion will be rescheduled. Members were encouraged to review the recommended zoning amendments drafted by staff to address comments received from the Selectboard. Staff noted that the Selectboard has designated one hour (5:30-6:30) on their March 14<sup>th</sup> meeting agenda for continued discussion of the proposed zoning amendments.

B.Hamor and B.Davison provided an update from the RHOD subcommittee. Upon evaluation of the current RHOD regulations, they felt the regulations have overall been successful and are meeting the intended purpose. They reported the importance of not overregulating and allowing property owners of small projects the ability to prepare application materials without professional assistance. The next step for the subcommittee is to seek feedback from the DRB and other users of the regulations (i.e., architects, engineers, property owners, etc.) Staff McShane will draft a letter for B.Hamor and D.Davison and coordinate feedback with user groups. M.Lonetto suggested they also consider an ecological perspective.

M.Lonetto provided an update from the Housing subcommittee. She reported that she is in the process of pulling together individuals from different perspectives and asked if anyone knew any service business professionals that might be interested in serving on the subcommittee. B.Hamor said he would be interested in serving on the subcommittee and M.Lonetto should consider contacting the delivery person at Picasso.

Members reviewed the Moscow planning assignment. N.Percy and B.Hamor previously volunteered to lead the planning efforts. With N.Percy's absence there was no update provided. M.Lonetto agreed to switch with B.Hamor to assist on this project. S.McShane will also assist.

The meeting adjourned shortly after 7:00 pm.

The next regularly scheduled meeting is March 21<sup>st</sup>.

Members were also reminded of the March 14<sup>th</sup> meeting with the Selectboard to discuss proposed zoning amendments.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director