



**TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
April 4, 2022**

The Town of Stowe Planning Commission held a meeting on **Monday April 4, 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, Arnold Ziegel, Robert Davison, Neil Percy, and Brian Hamor. Chuck Ebel and Chuck Baraw were absent. Staff Sarah McShane was present. Others present included Bruce Nourjian, Melanie Riddle, Catherine Crawley.

The meeting began at 5:30 pm.

Chair Lonetto reported that Commission member A.Ziegel came to the end of his term and has elected not to renew. The Selectboard will be appointing a new member soon. She noted that A.Ziegel is still interested in assisting the infrastructure subcommittee. Members thanked A.Ziegel for his many years of service.

Minutes

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

Public Comments

No updates or public comments were provided.

Zoning Amendments

Members discussed the proposed final revisions to the zoning amendments. The revisions primarily focus on three items, outdoor lighting, tiny houses, and outdoor seating. Members reviewed the proposed revisions and by consensus agreed to pass along to the Selectboard for final consideration. The Commission agreed to leave in the language regarding deed restrictions of tiny houses but also add a provision which would allow the Applicant to agree to a zoning condition of approval which requires year round housing. The amended language would allow the Applicant to chose one or the other. Members reviewed the draft letter to the Selectboard. M.Lonetto suggested that staff add her name to the letter and incorporate language about calculating density within a PUD. Staff will make the edits and pass along to the Town Manager for Selectboard consideration on April 11th.

Cannabis Establishments

Members reviewed the proposed zoning regulations pertaining to cannabis establishments. N.Percy shared thoughts about the cost of land and felt with land values so high cannabis cultivation may more likely happen in neighboring towns. Members discussed either using existing definitions such as light industry to cover some cannabis establishments or define them individually. Members agreed to define them individually using the statutory definitions. B.Hamor reported that cannabis cultivation creates the most odor and the filters to reduce odors are costly. He described his knowledge of warehouses and other grow facilities. Members agreed to review at an upcoming meeting where light industry and

storage areas are currently allowed and decide which zoning districts are appropriate for cannabis establishments. Staff will update the draft regulations. A.Ziegel noted his observations from Denver. B.Davison inquired whether employees test the product on-site. B.Hamor noted that “baristas” are knowledgeable about the different products. He noted that the facilities are highly controlled and secure. Members discussed screening requirements for outdoor cultivators, staff will add a reference to the screening requirements. Members will continue the discussion at an upcoming meeting.

Other Business

The next regularly scheduled meeting of April 18th is cancelled. Members will reconvene on May 2nd. B.Davison noted he may not be able to attend the May 2nd meeting.

Members were also reminded of the April 11th meeting with the Selectboard to discuss proposed zoning amendments.

The meeting adjourned shortly before 7:00 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director