



**TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
May 2, 2022**

The Town of Stowe Planning Commission held a meeting on **Monday May 2, 2022**, starting at 5:30 p.m. with remote participation available via Zoom. There was no public meeting space. The meeting began at 5:30 pm.

Members present included Mila Lonetto- Chair, Chuck Ebel, Neil Percy, and Brian Hamor. Robert Davison, Chuck Baraw, and Hope Sullivan were absent. Staff Sarah McShane was present. Others present included Bruce Nourjian and Alison Link.

Election of Officers & Review [Rules of Operation](#)

C.Ebel made a motion to elect M.Lonetto as Chair and B.Hamor as Vice Chair for the coming year. The motion was seconded by N.Percy. The motion passed.

Review Prior [Meeting Minutes \[04/04/2022\]](#)

On a motion by N.Percy, seconded by B.Hamor, the meeting minutes from the prior meeting were approved as submitted.

Public Comments on Non-Agenda Items

Chair Lonetto reported that the Selectboard recently appointed Hope Sullivan to fill the vacant seat on the Planning Commission. M.Lonetto explained that a total of seven candidates applied, and all offered valuable experience and perspectives. H.Sullivan's first meeting will be later this month.

Zoning Amendments- Review Statutory Report

Members reviewed the statutory zoning amendment report prepared by Staff. No edits or changes were recommended. Chair Lonetto explained that the Selectboard has scheduled two public hearings to be held during regular Selectboard meetings on May 9th and 23rd. Staff reported that the only public comments received to date were from Barbara Gameroff regarding nonconforming uses and retail. Chair Lonetto and Staff decided to meet in advance of the Selectboard hearings to review the proposed amendments. Members were encouraged to attend the public hearings.

Cannabis Establishments- Continued Discussion/Review Draft Regulations

Members reviewed the draft cannabis establishment regulations prepared by Staff. VLCT is hosting a webinar for municipal officials on May 24th, Staff will attend. Staff explained that the VT legislature is presently deciding whether cannabis cultivation will be considered agriculture and thereby exempt from municipal zoning- more information is expected soon. A.Link offered to share the information she has gathered from other municipalities and explained that Stowe is not alone in wondering to what extent municipalities can regulate cannabis establishments.

Members discussed integrated licenses. A.Link explained that in the future integrated licenses will involve more than just dispensaries and towns need to opt in for integrated licenses and retail sales. B. Hamor wondered if the Stowe Farmers Market could be a retail establishment if the town opts in. Members reviewed locations of existing CBD retailers both within Stowe and nearby communities. A.Link suggested considering adult use zoning areas and mapping the 500 foot buffer requirements in drug free zones. B.Hamor explained that often different types of cannabis establishments are not located together (i.e. cultivation and retail establishments). M.Lonetto suggested that the impacts of indoor and outdoor cultivation are different and wondered whether they should be treated separately. Following general discussion, the Commission agreed to the following:

- Cannabis retailers should be limited to the MRV district.
- Cannabis testing labs should be allowed in districts which allow office use.
- Cannabis wholesalers should be allowed in the WBCSD district.
- Cannabis manufacturing should be allowed in the WBCSD district.

Staff will update the draft regulations to reflect these decisions. The Commission agreed to continue discussion of the issue following staff's attendance at the May 24th VLCT workshop. The Commission will resume the conversation during the June 6th meeting.

Other Business

Updates

M.Lonetto reported that A.Ziegel is still interested in the infrastructure working group and the Energy Committee is interested in the sustainable transportation issues. Staff provided a brief update about the VTrans working group and mentioned that the DRB will hopefully discuss the RHOD district at an upcoming meeting. M.Lonetto shared recent updates on the housing working group.

Members discussed the recent news that Vail will be charging for parking and wondered where shuttle users will park along Mountain Road.

Review Upcoming Meeting Schedule

Selectboard Public Hearings May 9th & 23rd

Next PC meeting is May 16th. The next Planning Commission meeting will be used to discuss road, driveway, and bridge standards with the Department of Public Works and hear about the capital project in Moscow.

The meeting adjourned at approximately 7:15 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director