



**TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
May 16, 2022**

The Town of Stowe Planning Commission held a meeting on **Monday May 16, 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, Robert Davison, Chuck Baraw, Hope Sullivan, and Brian Hamor. Chuck Ebel and Neil Percy were absent. Staff Sarah McShane and DPW Director Harry Shepard were present. Others present included Bruce Nourjian, Monique Lajeunesse, Dave Lachtrupp, Joshua ____.

Chair Lonetto called the meeting to order at 5:00 pm and welcomed new member Hope Sullivan to the Commission. H.Sullivan was recently appointed by the Selectboard to serve on the Commission.

Review Prior [Meeting Minutes \[05/02/2022\]](#)

On a motion by B.Hamor, seconded by M.Lonetto, the meeting minutes from the prior meeting were approved as submitted. The motion passed.

Public Comments on Non-Agenda Items

Chair Lonetto asked for public comments. D.Lachtrupp was in attendance and asked the Commission to consider a zoning revision regarding the calculation of minimum lot area to include the land area beneath the right-of-way. He highlighted an example from Baird Road. Following general discussion Chair Lonetto agreed to look at the request more closely as the Commission takes a deeper review into future amendments. H.Shepard added to the discussion and noted that he believed Baird Road is owned by the town in-fee opposed to an easement.

Moscow Village/Road & Driveway Standards Discussion

H.Shepard, DPW Director, was in attendance and provided an update on the capital project planned in Moscow for later this year. He explained that the capital project will involve road reconstruction, enhanced traffic calming measures, and streetscape improvements. At this time sidewalks and underground utilities are not being considered. Hoyle & Tanner Associates has been hired to undertake the project which will include a community engagement process. He provided an overview of the existing roadway conditions and reported that traffic counts along this roadway have significantly increased in the past ten years. He noted that traffic calming measures such as curbing and fixed features may be considered, and that the town is following VTrans process even though state or federal funds are not presently being used. He noted that a kick-off meeting is intended for next month. C.Baraw added that Moscow Road is a well-traveled alternate route. B.Davison inquired about any planned improvements to the existing bridge. H.Shepard responded the project involves areas west of the bridge to approximately Moscow Park. M.Lajeunesse reported that truck traffic generates a lot of noise. H.Shepard noted that DPW plans on adding a shim coat of pavement to the existing roadway from River Road to the crown of the hill later this year.

H.Shepard explained that a current objective of the DPW is to develop a design flow for the reconstructed lower village pump station and as part of the project the Commission should consider future build out of Moscow village and potential connection to the municipal water and sewer systems. He explained the current challenges and what would be required to serve Moscow with municipal systems. In 2006 the town conducted a study to evaluate the Moscow area and as a result the study found two options: 1) develop a small-scale community system at the Moscow Field Park; or 2) extend municipal water and sewer systems. H.Shepard asked the Commission to project ahead fifty (50) years and consider future development of the Moscow area. He explained that if the Commission could better define the future development intentions of Moscow, design flows could be calculated and incorporated into the reconstruction plans for the lower village pump station.

H.Shepard highlighted several recent driveway applications and noted the complexity of lands presently being developed. He added that it is important for fire protection services to be provided, along with fuel deliveries. He noted that the Fire Department has recommended guidelines, but they are not adopted within the zoning regulations. Bridges should also include basic criteria to ensure they are safely constructed. He encouraged the Commission to visit Switchback Lane, noted the challenges such development poses, and added that basic geometric standards should be required.

Other Business

M.Lonetto encouraged members to attend the Housing Summit on June 3rd hosted by WCC and LCHP.

Staff noted the next Selectboard Public Hearing is scheduled for Monday May 23rd.

Review Upcoming Meeting Schedule

Next PC meeting is June 6th.

The meeting adjourned at approximately 7:15 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director