



**TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
June 20, 2022**

The Town of Stowe Planning Commission held a meeting on **Monday June 20, 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, Hope Sullivan, Neil Percy, and Chuck Ebel. Brian Hamor and Chuck Baraw were absent. Staff Sarah McShane was present. Others present included Marina Meerburg.

Chair Lonetto called the meeting to order at 5:30 p.m.

Review Prior [Meeting Minutes \[06/06/2022\]](#)

On a motion by C.Ebel, seconded by B.Davison, the meeting minutes from the prior meeting were approved as submitted. The motion passed with N.Percy abstaining.

Public Comments & Updates

Adjustments to the agenda- none. There were no public comments made.

Staff provided an update on drafting cannabis establishment regulations. S.McShane intends on having a draft ready for the Planning Commission to consider at their next meeting. She reported the Planning Commission could recommend to the Selectboard that a public nuisance ordinance also be adopted to supplement the zoning regulations.

Discussion Long-Range Transportation Planning

Marina Meerburg was in attendance to discuss long-term transportation planning. Staff McShane provided an update on the VT100/108 working group meetings held with VTrans. H.Sullivan encouraged the group to hold a public input session to share ideas and opinions. M.Meerburg suggested more information and educational programming take place to inform the public about public transportation routes. Members discussed short term measures, such as working with car rental companies to ensure vehicles are equipped with snow tires/incentives to increase transit ridership/etc., which may help alleviate immediate traffic issues. M.Meerburg noted that there are current needs along Mountain Road, but the issue is larger than just Mountain Road; she recommended that a long term plan be developed so each year the community does not need to evaluate what worked/what did not work. She reported the Stowe Energy Committee is interested in the issue as it relates to climate change and could help build public support. She shared her vision of a combination visitor/commuter parking area connected to public transportation and pedestrian improvements be developed to reduce the amount of vehicles entering and driving throughout town. She envisions a transit center connected to bike paths and lanes, public transit, and pedestrian connections. Members discussed suitable locations and shared their experiences from western and European communities. Members agreed in order for public transit to be successful it must be frequent, free, convenient, and easier than driving. Members inquired whether the location might be beyond the municipal boundaries. N.Percy shared his experience owning and operating busses for many years. He reported they need to be

quicker, cheaper, and easier to use. He also pointed out the differences between busses carrying skiers and school children. B.Davison suggested an additional lane on Harlow Hill be considered. Members discussed “big ideas” like the possibility of a monorail system and creating a tunnel through the notch. M.Meerburg reminded the Commission that the issue is beyond just the ‘mountain’ and needs to consider visitor and resident needs who want to carpool or use public transportation. N.Percy shared his story about the ‘late bus’ that used to transport school children from the high school to the village so parents did not need to drive to Barrows Road. Members were encouraged to keep considering the long-term community needs and reminded that it will not get easier if the community waits.

Housing Working Group Update

M.Lonetto provided an update on the housing working group and asked the Commission how it would like to be involved. She reported that the housing group will be evaluating the dimensional requirements, ADU, and other zoning aspects, as well as evaluating specific parcels for possible development of housing, and looking at short-term rental regulations. She asked if the Commission would like to reserve a few minutes on each agenda for updates or wait to provide a more detailed report when the group is at the point it needs to make impactful decisions. Members noted that the town’s infrastructure (road system) cannot support additional traffic and noted the town’s population has increased 25% over the last decade. M.Lonetto stressed one of the purposes of the housing group is to identify way to create more housing options, evaluate short-term rentals, and consider the options for encouraging homes that are affordable to the working community. She reported the meetings have generally been structured to initially gather information and data and better understand the issue, followed by review of specific topics come the fall. Staff will send meeting materials to Commission and encourage them to attend housing group meetings when they are interested and available.

Other Business

None

Review Upcoming Meeting Schedule

Next PC meeting is July 4th – Cancelled for the holiday. July 18th will be the next meeting.

The meeting adjourned at approximately 7:15 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director