



**TOWN OF STOWE  
PLANNING COMMISSION  
Meeting Minutes  
July 18, 2022**

The Town of Stowe Planning Commission held a meeting on **Monday July 18, 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, Chuck Ebel, Brian Hamor, and Chuck Baraw. Staff Sarah McShane was present. Others present included Catherine Gott.

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

**Review Prior [Meeting Minutes \[06/20/2022\]](#)**

On a motion by H.Sullivan, seconded by C.Ebel, the meeting minutes from the prior meeting were approved as submitted. The motion passed unanimously.

**Public Comments & Updates**

Adjustments to the agenda- none. There were no public comments made. C.Gott reported she was in attendance to listen.

**Cannabis Establishments**

Staff provided updated draft cannabis establishment regulations incorporating comments made by the Commission during prior meetings. She reported that the draft had recently been reviewed by the Town Attorney’s office and shared his comments. Members reviewed the different tiers of outdoor and indoor cultivators and discussed possible appropriate zoning districts. Following discussion, the Commission agreed to the following use table:

Table 6.1 – Table of Uses

	<b>RR-1,2</b>	<b>RR 3,5</b>	<b>UMR</b>	<b>HT</b>	<b>MRV</b>	<b>MRC</b>	<b>VR</b>	<b>VC</b>	<b>LVC MC</b>	<b>WBCSD</b>	<b>VIL-PUD</b>
Cannabis Cultivator, Indoor (Tier 1, 2, 3)	X	<b>C</b>	<b>C</b>	X	X	X	X	X	X	<b>C</b>	X
Cannabis Cultivator, Indoor (Tier 4, 5, 6)	X	X	X	X	X	X	X	X	X	X	X
Cannabis Cultivator, Outdoor (Tier 1, 2, 3)	<b>X</b>	<b>C</b>	<b>C</b>	X	X	X	X	X	X	<b>C</b>	X
Cannabis Cultivator, Outdoor (Tier 4, 5, 6)	X	<b>X</b>	<b>X</b>	X	X	X	X	X	X	X	X
Cannabis Manufacturer	X	X	X	X	X	X	X	X	X	<b>C</b>	X
Cannabis Retailer	X	X	X	X	<b>C</b>	X	X	X	X	X	X
Cannabis Testing Laboratory	<b>C</b>	X	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
Cannabis Wholesaler	X	X	X	X	X	X	X	X	X	<b>C</b>	X

Members discussed integrated licenses, home occupations, retail sales, performance standards, and public nuisances. Based on legal recommendation, the Commission decided to eliminate the odor standards and include a cross reference to existing performance standards but keep the home occupation provision in. Following discussion, on a motion by C.Baraw and seconded by B.Davison, the Commission unanimously approved the updated draft cannabis establishment regulations and referral to the Selectboard for adoption. Staff will draft a letter for the Chair's review recommending that the draft regulations be adopted as interim zoning, as well as recommending a local cannabis control board and public nuisance ordinance be considered.

### **RHOD & Moscow Updates**

Members briefly discussed the RHOD and Moscow projects. Staff mentioned that the DRB had provided comments regarding the RHOD district boundaries but generally felt the written standards were well written and easy to understand. Evaluating the RHOD district boundaries is a large project, staff recommended it be listed as a task in the next Town Plan update rather than be tackled in the near-term. It was reported that the Department of Public Works is hosting a meeting regarding Moscow streetscape improvements this coming Wednesday. Members were encouraged to attend. The Commission will continue its work to evaluate the zoning and long-term planning goals for the Moscow area.

### **Other Business**

M.Lonetto asked if the Commission was familiar with land acknowledgement statements recognizing native peoples. She mentioned she was interested in learning more about Stowe's pre-history and incorporating a pre-history section into the Town Plan.

### **Review Upcoming Meeting Schedule**

Next PC meeting is August 1<sup>st</sup> – Cancelled due to several anticipated absences. August 15<sup>th</sup> will be the next PC meeting.

The meeting adjourned at approximately 7:00 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director