



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes August 15, 2022

The Town of Stowe Planning Commission held a meeting on **Monday August 15, 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, Neil Percy, Chuck Ebel, Brian Hamor, and Chuck Baraw. Staff Sarah McShane was present. Others present included Melanie Riddle (LCPC).

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

Review Prior [Meeting Minutes \[07/18/2022\]](#)

On a motion by N.Percy, 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.

B.Davison requested that the Commission consider reviewing building height requirements and the criteria for waivers versus variances. The Commission will add to list for future discussion.

Cannabis Establishments – Continued Discussion

Staff provided updated draft cannabis establishment regulations incorporating comments made by the Commission during the last meeting. She reported that she had added a column to the Table of Uses to separate the RR1 and RR2 districts. The RR1 district is a transitional district that allows light commercial uses however the RR2 district is similar to other rural residential districts which generally do not allow for commercial uses. The Commission continued discussion on whether cannabis establishments should be allowed as home occupations. Staff shared information from the Town Attorney. The Commission generally felt it was best to start conservatively and if needed loosen the regulations if appropriate at a later date. Members agreed that no classification of cannabis establishments should be allowed as a home occupation- staff will make the recommended revisions. B.Hamor suggested to review the integrated license requirements, he noted in Massachusetts they are required to conduct the approved activities at the same location. Staff stated she hopes the recommended regulations can be advanced to the Selectboard at their upcoming September meeting as interim zoning regulations. Members agreed by consensus to recommend the draft cannabis establishments with the discussed amendments onto the Selectboard for their consideration. The Commission agreed to cancel their regular meeting which falls on a holiday (Labor Day) and attend the September 6th Selectboard meeting. B.Davison reiterated the importance of also forming a local cannabis control commission and adopting a public nuisance ordinance.

Hot Weather Planning – LCPC Staff

Melanie Riddle of LCPC was in attendance to discuss hot weather planning. She reported that Vermont's average temperature has risen by three degrees since 1900 and heat exhaustion can

require a visit to the emergency room. She added that heat warnings are often when there are multiple days of elevated temperatures and from 2009-2019 there were twelve (12) heat related deaths in Vermont. The Vermont Department of Health and the Vermont Emergency Management Division are sponsoring this work through a grant project; the purpose is to identify cooling centers and create a document in the event of a heat event. The heat related action items could be incorporated as an annex to the town's Hazard Mitigation Plan or a standalone incident action plan. A heat warning in Vermont is generally when temperatures are ninety (90) degrees or more over the course of several days. M.Lonetto inquired about who determines when a heat warning should be in effect. M.Riddle responded that the National Weather Service issues the advisory and hot weather impacts pregnant women, lower incomes, elderly, persons who work and/or play outdoors, and the most vulnerable populations. Members noted that climate change and hot weather planning might be items the next Town Plan addresses and were supportive of including additional language in the town's local emergency management plan. M.Riddle also shared information on the recently created Health Equity Toolkit and added that health is often determined by environment. She shared ways of improving community health through bylaw amendments and having access to recreation. The Commission invited her to attend a Planning Commission sometime in the fall to further discuss.

Review Upcoming Meeting Schedule

The next PC meeting is September 5th – Cancelled due to Labor Day holiday.
A joint meeting with the Selectboard is scheduled for September 6th- more information to be provided.

The meeting adjourned at approximately 6:35 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director