



**TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
October 3, 2022**

The Town of Stowe Planning Commission held a meeting on **Monday October 3, 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, Hope Sullivan, Robert Davison, Neil Percy, Chuck Ebel, and Brian Hamor. Chuck Baraw joined the meeting late. Staff Sarah McShane was present. Others present included Ken Belliveau.

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

Review Prior Meeting Minutes [9/19/2022]

On a motion by H.Sullivan, seconded by B.Davison, 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.

Housing Consultant Bylaw Modernization Grant -Discussion

This portion of the meeting began with introductions. Staff introduced the housing planning consultant Ken Belliveau. K.Belliveau reviewed the project timeline and shared his initial observations of Stowe village and lower village. He provided an overview of the project and focus of the study

- Grant Funded through the State of Vermont, Conclude Study by Fall 2023
- Assess and evaluate development regulations affecting housing in the Designated Downtown (Stowe Village)
- Promote housing and walkable development and effectively implement the housing goals set forth in the Stowe Town Plan
- Identify local housing needs and regulatory barriers which restrict the development of housing
- Prepare amendments to the town's zoning and subdivision regulations which encourage and promote the development of housing within Stowe's designated downtown and lower village center.

He reviewed the previous relevant studies and shared some initial thoughts and observations.

2005 Stowe Village Center designated
2007 Stowe Village Vibrancy Project
2008 Completion of a 3-year comprehensive review and update of the Stowe Zoning Regulations
2009 Comprehensive revision and adoption of Stowe Town Plan

2012 Comprehensive review and update of the Stowe Subdivision Regulations

The Good	The Bad	The Ugly
Beautiful and Picturesque New England Village	Development standards are more suburban than “village”	Area south of Main Street lack a coherent design pattern
Well preserved and well utilized historic buildings	e.g. Large lot coverage requirements	Large areas of unattractive and undifferentiated paving
High level of architectural interest and detail	Low allowed residential densities	Street Sections and streetscape is inconsistent
Newer buildings fit the historic design pattern	High off-street parking requirements	Many buildings lack architectural interest
Vibrant local economy	Caps on development are difficult to administer (i.e. PUD regs.)	
Primarily locally owned and operated businesses	Over-reliance on PUD development standards	
Quality public infrastructure (MainStreet) - i.e. Streets, sidewalks, street lights		

Some identified ideas to consider...

- Revise development standards in village core to emphasize housing – multi-family housing, or mixed use
- Revise parking standards (require less), encourage shared parking
- Revise (reduce) lot coverage requirements
- Increase maximum allowed building height
- De-emphasize use of PUD standards
- Consider form-based code in village – emphasize relationship of buildings to the street
- Consider Unified Development Bylaw (Zoning and Subdivision Regulations)
- Consider Expanding the Village Boundaries

The Commission and the housing consultant reviewed next steps. The Commission agreed to use their meeting time to simultaneously review the consultant’s recommendations with the housing group. M.Lonetto reminded the Commission that the goal is to make joint recommendations to the Selectboard. B.Davison asked that the group focus on what is achievable. Members briefly discussed short term rentals. During the first November meeting, K.Belliveau will prepare a visual assessment of the village and how it compares to the dimensional requirements. The assessment will evaluate what is already developed and compare existing development with the requirements outlined in the regulations.

Cannabis Establishments- Continued Discussion

Staff provided a brief update following the last meeting. She reported that she had completed a GIS review showing a 250 ft buffer off the Rec Path in the MRV district as requested by the Commission during the last meeting. Members reviewed and agreed on the revised language as presented. B.Davison motioned to accept the 250 ft buffer as depicted and described in the proposed language. N.Percy seconded. The motion passed 6-0-1, with M.Lonetto abstaining.

Correspondence- None

The next PC meeting is October 17th. Staff will invite DPW Director Harry Shepard to discuss traffic and transportation studies planned for the upcoming year.

Staff requested time on an upcoming meeting to develop a process/timeline for updating the Town Plan. M.Lonetto asked that at an upcoming meeting the group review the Rules of Operation and discuss basic ground rules for meetings.

The meeting adjourned at approximately 7:00 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director