



**TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
November 07, 2022**

The Town of Stowe Planning Commission held a meeting on **Monday November 07, 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, Neil Percy, Bob Davison, and Chuck Ebel. Staff Sarah McShane was present. Others present included Ken Belliveau, Annie White, and Walter Frame.

The meeting began at 5:30 p.m.

Review Prior Meeting Minutes [10/17/2022]

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. Staff requested a few minutes to briefly discuss modifications to the proposed utility pole relocation and AT & T antennae originally proposed on the corner of Pond & Depot Streets. She explained that AT & T amended the project to address prior comments and is proposing to relocate the pole and antenna off from the village corner. Members reviewed the revised plans and asked if it could be placed on an existing building. Staff explained that a few years back with the North Hill Tower project, the Town advocated utility pole mounted micro sites in lieu of a standalone tower located on a height of land. Members agreed they would like to have more information on the process and why the antennae cannot be mounted on a building. Staff will follow-up with the Town Manager and AT & T. M.Lonetto stated that she has been invited to a pre-season informational meeting at Stowe Mountain Resort and encouraged Commission members to send her any questions that they would like her to ask.

Housing Consultant- Virtual Tour of the Designated Downtown & Village Area

Staff introduced Planning Consultant Ken Belliveau. K.Belliveau provided an illustrated overview of existing buildings, development patterns, building heights, etc. of the village areas and described the character defining features of each sub-area. The lower village, village core, Mountain Road, and Maple Street each have their own unique development patterns. K.Belliveau explained that the next steps are to evaluate each of the areas and decide whether the existing dimensional requirements make sense or if they should be revised. Members discussed the VIL-PUD and agreed it deserves special attention. N.Percy commented about the VIL-PUD density and the purpose of creating greenspace. H.Sullivan requested comparative data from other similar sized villages and the distance that is considered walkable. B.Davison suggested focusing on the village core. M.Lonetto suggested starting with the vision for each of the areas. She reported that it would be helpful if K.Belliveau and staff can prepare draft purpose/vision statements for the Commission to respond to; she noted once the Commission agrees on the vision for each area, the vision can be translated through the regulations. The next PC meeting is December 5th. Housing Consultant K.Belliveau will attend and provide draft vision statement for the village core area. The meeting adjourned at approximately 7:00 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director