



**TOWN OF STOWE  
PLANNING COMMISSION  
Meeting Minutes  
December 19, 2022**

The Town of Stowe Planning Commission held a meeting on **Monday December 19, 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, Brian Hamor, Neil Percy, Hope Sullivan, Bob Davison, and Chuck Ebel. Staff Sarah McShane was present.

The meeting began at 5:30 p.m.

**Review Prior Meeting Minutes [12/05/2022]**

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.

**Adjustments to the Agenda & Public Comments on Non-Agenda Items**

No public comments were received. Staff noted that she can also briefly present the capital plan for questions and discussions. B.Davison requested time to discuss the AT & T antennae in the village.

Members briefly reviewed the proposed capital plan as shown below.

To: Selectboard  
From: Charles Safford, Town Manager  
Date: December 27, 2022  
Re: Capital Plan Letter of Transmittal

The Town received \$1,508,410 in local option taxes in FY'22 and over the last three completed fiscal years the average is \$1,075,000. Finance is estimating \$1.5 million in new local option tax revenue for FY'24. Of this \$350,000 has been earmarked for Stowe Arena debt and the annual debt payment for the overhead utility line estimated at \$205,686. This is estimated to leave \$944,314 for capital appropriations. Staff is recommending \$770,000 in new capital spending in FY'24. As of November 30, 2022, the projected unallocated capital reserve fund is \$1,705,553. If \$ 770,000 in new capital spending is approved and all other things remain equal the projected unallocated capital reserve will be \$1,879,867 through FY'24.

The proposed FY'24 projects are as follows:

• Fire/EMS Study	\$ 35,000
• Stowe Town Plan Community Engagement	35,000
• Bear Proof Containers	160,000
• Public Safety Communications System Enhancement	175,000
• Townwide Web Platform Consolidation	25,000
• Town Clock Rehabilitation	95,000
• Stormwater Catch Basin & Line	120,000
• Streambank Stabilization-Rec Path Bridge 1	<u>125,000</u>
<b>TOTAL:</b>	<b><u>\$ 770,000</u></b>

M.Lonetto inquired about the status of the sidewalks in Mountain Road Village area near the Gale Farm Center. C.Ebel noted that there was a lot of funds in reserve compared to prior years. N.Percy inquired about the cost of the bear proof containers and asked to discuss the proposed added sales tax. Chair Lonetto stated the Commission could add that discussion to the next agenda. Staff noted that she'll ask for DPW to provide an update regarding future sidewalks in Mountain Road Village.

B.Davison provided an update regarding the proposed AT &T antenna in the village and information from the last Selectboard meeting. At the last Selectboard meeting, the Selectboard agreed to co-sign the Planning Commission letter to be submitted to the Public Utility Commission. He noted that the Public Utility Commission process is very technical and detailed, and it was alarming to hear that the newer technology requires smaller antennas every 400 feet. Staff will keep the Commission abreast of any new information received.

### **Housing Bylaw Modernization Project: Develop Village Sub-Areas Vision & Goals**

Members continued the discussion from the last meeting regarding developing visions for each of the village “sub-areas”. At the last meeting the Commission focused on the village core. The Commission discussed the other areas being the lower village, Maple Street, and the Mountain Road area. Staff noted once the Commission identifies the vision for each district, the Housing Consultant can help identify zoning tools to implement what the Commission hopes the built environment will look like.

Ideas shared include the following visions and possible regulatory improvements:

#### ***Lower village Area***

Create a more welcome gateway feel to the area. The same appearance should mimic the northern gateway.

Create a streetscape feel.

Consider eliminating/condensing zoning districts.

Encourage underground parking/first story parking.

Require parking behind the building.

Waive zoning or water/sewer fees for affordable housing.

Require 1<sup>st</sup> floor commercial/2<sup>nd</sup>/3<sup>rd</sup> floor office and residential.

Commercial Storefronts with parking in the rear/Incentivize by allowing increased building height (4-Story).

Consider a primary parking area to eliminate short trips within a short distance.

Develop connected sidewalks.

On-street parking.

Evaluate RR1 area as a transition area to allow denser housing but not intense commercial uses.

#### ***Maple Street Area***

Maintain a gateway feel.

Encourage workforce housing.

Create/refine boarding house use (consider it a permitted use/reduce parking requirements).

Engage and inform residents; collect feedback from property owners of this area.

Consider changing zoning to include the West Hill intersection/chicken coop area.

Condense the VR40 and VR20 districts.

Mimic Hillcrest type of neighborhood feel.

#### ***Mountain Road Area***

Maintain dense, walkability.

Create a similar feel as lower village area.

Encourage more multi-family buildings (i.e. West Branch Apartments).

Maintain streetscape (maintain 2 story at street level but additional stories to rear when built into the slope).

Reduce the number of curb cuts; encourage interconnectivity.

Encourage commercial first floor/residential upper floors.

## **Review Upcoming Meeting Schedule**

Both regularly scheduled January meetings fall on holidays. The next Planning Commission is a special meeting held on Tuesday January 24<sup>th</sup>.

The meeting adjourned at approximately 7:00 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director