



**TOWN OF STOWE  
PLANNING COMMISSION  
Meeting Minutes  
January 24, 2023**

The Town of Stowe Planning Commission held a special meeting on **Tuesday January 24, 2023**, starting at 5:30 p.m. The meeting was held at the Stowe Town Office with remote participation available via Zoom. 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 and Planning Consultant Ken Belliveau were also present. Also present were Jody Hall, Barrett \_\_\_\_\_, and Steve Beal.

The meeting began at 5:30 p.m.

**Review Prior Meeting Minutes [12/19/2022]**

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.

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

No public comments were received.

**Review Recommendations from Housing Working Group**

M.Lonetto reported that she is part of a group of community members interested in housing issues. She provided a brief summary of the group's findings which include both regulatory and non-regulatory opportunities to improve the diversity of housing options. The findings include zoning and subdivision related improvements, infrastructure and transportation items, incentives, etc.

**Housing Bylaw Modernization Project: Evaluate Building Height**

Planning Consultant Ken Belliveau presented his evaluation of existing building heights within the village core area (VC-10). He noted if the Commission likes the appearance and feel of the existing built environment, the regulations should allow existing building heights without the need for a waiver or variance. He provided pictures of existing buildings, renderings, etc. and described building height options the Commission might consider such as allowing an increased building height of 32-35'/three stories/ requiring a minimum building height/number of stories, etc. He also noted the Commission may want to consider requiring housing units on upper floors or providing a height bonus for subsurface or covered parking. Members briefly discussed a 'build to' line, setbacks, and lot coverages but noted those dimensional requirements are for future discussion. B.Davison suggested that flat roofs should be avoided and the importance of maintaining the village streetscape. He noted the Commission should add standards to the waiver criteria in Section 10 and 40' built height is much too high. Members agreed that the flat roof design should be avoided when possible. Members discussed having a joint meeting with the Historic Preservation Commission to review Section 10, the demolition standards, and height waiver. N.Percy noted that if the overall building height allowance is increased it would be meaningless to provide an additional height bonus. Community member J.Hall stated with so many geographical constraints it will be difficult to add many units in the village. Members discussed providing incentives versus requirements. B.Davison suggested that if a building is allowed to be 35' it must be a pitched roof, otherwise the building height should be 32'. B.Hamor agreed to provide a few examples of building height in the village and noted it is possible to step rear building elements back in order to preserve the streetview height appearance. Next steps include continued discussion on the dimensional requirements.

**Updates/Correspondence**

S.McShane briefly stated that the Applicant (AT & T) has requested a stay on the application for a proposed telecommunication antenna on Depot Street while they consider alternative locations.

\*\*\*The meeting ended abruptly due to technical difficulties\*\*\*

**Review Upcoming Meeting Schedule**

The next Planning Commission meeting will be held on Monday February 6<sup>th</sup>.

The meeting adjourned at approximately 7:00 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director