



## **TOWN OF STOWE PLANNING COMMISSION Meeting Minutes February 6, 2023**

The Town of Stowe Planning Commission held a special meeting on **Monday February 6, 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, Hope Sullivan, Bob Davison. Staff Sarah McShane. Also present were Heidi Scheuermann, Steve Beal, Carol Schaal, Jed Lipsky, Dave Latchrapp, McKee MacDonald, Jim Lovinsky, Jo Sabel Courtney, Graham Mink, Nick Donza, Christina Mink, Steve Beal, Amy Tomassi, Jacob Hemmerick, Barbara Baraw.

The meeting began at 5:30 p.m.

### **Review Prior Meeting Minutes [01/24/2023]**

On a motion by B.Davison, seconded by B.Hamor, 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**

David Latchrapp provided public comments. He asked when the Commission would be considering changes to the lot area definition and LVC district boundaries. Jed Lipsky introduced himself and noted that he was recently elected to serve in the state legislature. He reported there are funding programs for the development of housing and other funding opportunities currently available.

### **Discussion- Density Restrictions in the UMR District**

McKee MacDonald discussed his observations regarding the local housing market, UMR zoning district and sewer restrictions, and the affordable housing density bonus in the zoning regulations. Members discussed areas served by municipal water and sewer and potential areas where it could be expanded. Graham Mink spoke about the dimensional requirements, parking, and the need to create clear and concise regulatory language and processes. He suggested adding a density bonuses for long term housing might go further than modifying district boundaries. McKee MacDonald suggested reviewing the split lot zoning provisions and district boundaries to avoid split lots with multiple dimensional requirements.

### **Meet with VT Department of Housing & Community Development State Planning Designation Programs [Downtown, Village, Neighborhood Development Area]**

Jacob Hemmerick and Amy Tomassi attended and provided a presentation regarding the Neighborhood Development Area program. J.Hemmerick provided an overview of the different designation programs and the process for receiving designation approval. His presentation outlined the benefits of the program which include presumption of compliance, tax incentives, reduced permit fees, etc. He noted several priority housing projects, as well as site based/specific designation by a developer. Attendees were provided an opportunity to ask questions.

### **Updates/Correspondence**

S.McShane provided a brief status of the proposed AT & T antenna originally proposed on Depot Street. AT & T identified an alternate location on Pleasant Street. The Commission was asked if it had a preference on the original or alternate location. H.Sullivan noted that the alternate location is a narrow street in a residential neighborhood; her preference would be in the downtown commercial area.

B.Davison suggested that the alternate site is not as objectionable. Members noted the preference to be located on a roof-top, possibly on the arena or flat-roofed building currently under construction on Main Street. There was not consensus on the preferred location however majority of members felt the alternate location would be preferred.

### **Review Upcoming Meeting Schedule**

The next Planning Commission meeting will be held on Monday February 20<sup>th</sup>.

The meeting adjourned shortly after 7:00 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director