



**TOWN OF STOWE  
PLANNING COMMISSION  
Meeting Minutes  
March 6, 2023**

The Town of Stowe Planning Commission held a special meeting on **Monday March 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, Hope Sullivan, Bob Davison, Chuck Ebel. Also present was Graham Mink, Sarah McShane (staff), and Ken Belliveau (planning consultant).

**Review Prior Meeting Minutes [02/20/2023]**

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**

None

**Continued Discussion- Bylaw Modernization Grant**

Planning Consultant Ken Belliveau was present and provided an overview of dimensional requirements in the VC-10 district and possible amendments to better support housing and remove regulatory barriers. Members reviewed current building coverage, lot width, and setback requirements. K.Belliveau asked the Commission to consider whether there are current requirements that prohibit the development of housing in our designation downtown and growth areas. Members discussed a build-to line opposed to a front yard setback requirement. The current setback requirements are 10 ft from the front, side, and rear property lines. Setbacks are a minimum requirement however a building could be placed to exceed the setback distance which could place it deep into the lot and form an inconsistent streetscape. In the village area and historic district, the town plan calls for a consistent building position, orientation, and streetscape. Members discussed requiring articulated entrances by adding steps, porches, stoops, etc. K.Belliveau suggested allowing such building elements (awnings, covered entrances, etc.) to encroach over the sidewalk. M.Lonetto suggested requiring landscaping or other types container plantings along the front of the building when utilizing a build-to line. Members agreed to maintain a 10 ft setback for the sides and rear but recommend a build-to line opposed to a front setback. Members discussed building coverage requirements. K.Belliveau noted that the current building coverage requirement of 50% in the most dense district creates an artificial impediment. K.Belliveau suggested eliminating the building coverage requirement in the VC-10 district. Members discussed other requirements that would prevent a project from building on the entirety of a parcel (i.e. landscaping, parking, site and building design, etc.). Members asked to evaluate these other requirements before agreeing to recommend elimination of the building coverage requirement. B.Davison asked whether there is a mechanism to reduce the number of access points and require common shared access points. K.Belliveau responded the Commission could draft language requiring interconnected accesses or at minimum ensure the regulations enable it. M.Lonetto suggested using an incentive such as a parking reduction to better encourage interconnected accesses. Members discussed roof form and building heights.

**Updates/Correspondence**

The next regular meeting is scheduled for March 20<sup>th</sup>. K.Belliveau will prepare a similar overview of building coverage, setbacks, etc. for the LVC and S.McShane will prepare an overview of density in the VC-

10 and LVC district. Members will discuss ways to recognize Chuck Baraw's contribution to the Planning Commission and the greater community.

The meeting adjourned at 7:00 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director