



## **TOWN OF STOWE PLANNING COMMISSION Meeting Minutes April 3, 2023**

The Town of Stowe Planning Commission held a meeting on **Monday April 3, 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, Brian Hamor, Neil Percy, and Chuck Ebel. Also present was Sarah McShane (staff), Ken Belliveau (planning consultant), Billy Adams, Heather Snyder, Jay Wallace, Robi [*last name unknown*].

### **Review Prior Meeting Minutes [03/20/2023]**

On a motion by H.Sullivan, seconded by B.Hamor, the meeting minutes from the prior meeting were approved as submitted. The motion passed.

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

Jay Wallace provided public comments. He asked the Commission to consider zoning amendments that would enable a project he has in mind. He explained his conceptual idea which consists of a partnership with the municipality to donate approximately ½ acre of land to be used for a cluster of eight small single-family dwellings approximately 1300 sf in area. He described the project as a “micro community” and if successful could be replicated as a model on other properties. N.Percy commented that Mr. Wallace may want to consider developing the project with a non-profit organization rather than the municipality. B.Hamor inquired how Mr. Wallace would ensure the dwellings remain as workforce or affordable housing. Mr. Wallace responded that the dwellings would be intended to serve individuals or small families that work in town but may not necessarily be considered ‘affordable’ housing. Heather Snyder suggested Mr. Wallace look at the Downstreet organization model that has developed affordable housing in the Barre area. M.Lonetto asked Billy Adams how the Selectboard may be involved. Mr. Adams suggested Mr. Wallace meet with the Planning & Zoning Office and initiate a conversation with the Town Manager and continue to develop the idea. Robi [*last name unknown*] inquired about affordable housing, marking pricing, and infrastructure concerns related to people traveling into Stowe for work from areas further away. M.Lonetto explained that the Commission is currently focused on zoning amendments related to housing in growth areas and once nearing completion of the project will switch to drafting the next update to the Stowe Town Plan.

### **Continued Discussion- Bylaw Modernization Grant**

M.Lonetto provided an overview of the project thus far and the work the Commission has completed related to reviewing dimensional requirements in the designated growth areas of the village core and lower commercial village area. Staff provided a [presentation](#) related to density in the Village Commercial 10 (VC10) and Lower Village Commercial (LVC) zoning districts and highlighted the elements of site plan review and design review. She asked for the Commission to consider whether the town’s current density requirements create an artificial impediment to the development of housing within the designated downtown and lower village center (LVC & VC10 districts). She shared possible items the Commission may want to consider but generally felt that the existing density standards do not create a regulatory barrier which restricts projects within these districts. Planning Consultant K.Belliveau shared that although the actual density calculations might not create an impediment, the Commission may want to consider simplifying the density standards to regulate the number of total units opposed to the type of building. Following the presentation Commission members discussed parking and building coverage and agreed they are likely more limiting factors. Members discussed the existing

PUD, TDR, ADU provisions and agreed to evaluate them as part of this project. Staff and Planning Consultant to evaluate options for simplifying the density table. Members then discussed the upcoming meeting schedule and related discussion items. Members agreed to discuss the parking requirements on April 17<sup>th</sup>, followed by review of a summary of dimensional requirements, and hold a community meeting on May 15<sup>th</sup> to review the changes recommended thus far.

**Updates/Correspondence/Other Business**

Members were provided a draft letter to the editor regarding Chuck Baraw's long time service to the Commission and community. Members were encouraged to submit any final revisions to staff; staff will then submit to the Stowe Reporter on behalf of the Commission. Staff reviewed the housing bill components that are currently being considered by the State legislature and how they may impact municipal zoning/subdivision regulations. The next regular meeting is scheduled for April 17<sup>th</sup>.

The meeting adjourned at 7:15 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director