

**TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
June 5, 2023**

The Town of Stowe Planning Commission held a meeting on **Monday June 5, 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, Bob Davison, Brian Hamor, Neil Percy, Chuck Ebel, Jill Anne, Hope Sullivan, Heather Snyder, and John Muldoon. Also present was Sarah McShane (staff), Ken Belliveau (planning consultant), Ken Biederman.

The meeting was called to order by Chair M.Lonetto at 5:30 pm.

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

None

Review Prior Meeting Minutes [05/15/2023]

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

Re-Cap of Prior PC Meeting

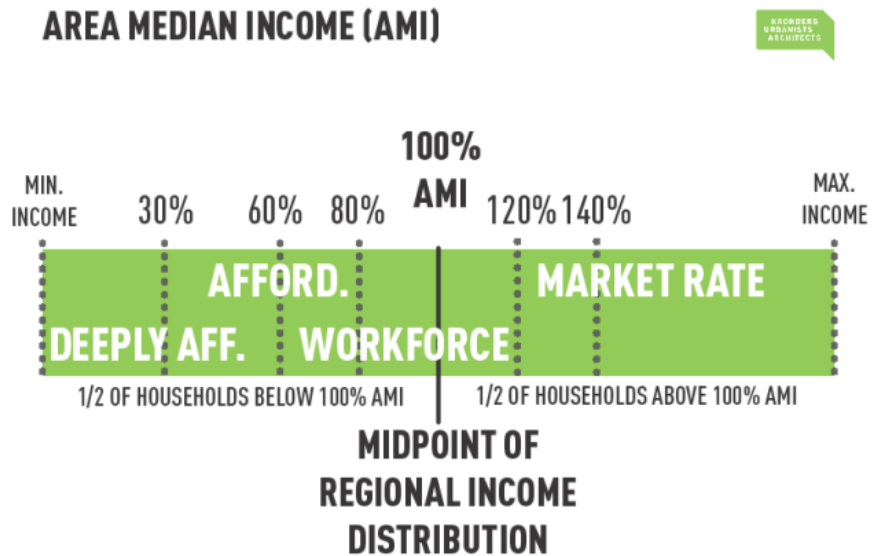
Chair M.Lonetto provided a re-cap of the Commission’s last meeting and a summary of public comments received. Members agreed the comments received were overall supportive. Members discussed setbacks versus build-to lines, minimum and maximum setbacks, as well as the built-to requirements in Section 10 which apply to the historic district overlay. Members discussed pitched roofs and increased building heights. B.Davison added that the Commission should plan ahead for increased building height in recently passed S.100.

Continued Discussion- Bylaw Modernization Grant

Planning Consultant K.Belliveau provided an overview of the existing regulations pertaining to the affordable housing density bonus. He explained that the existing regulations include a requirement that 50% of the units be perpetually affordable which is excessively high. He also explained that it’s often preferred to have a mix of income ranges not all the same lower income ranges. Members discussed inclusionary zoning. K.Belliveau used Burlington as an example. Members discussed the requirements for a project to be considered “affordable”. M.Lonetto shared a table outlining AMI requirements.

COUNTY	2022 MEDIAN INCOME	% OF MEDIAN INCOME	MAXIMUM INCOME BY NUMBER OF PERSONS IN HOUSEHOLD									MAXIMUM RENT BY BEDROOM SIZE				
			ONE PERSON	TWO PERSON	THREE PERSON	FOUR PERSON	FIVE PERSON	SIX PERSON	SEVEN PERSON	EIGHT PERSON	STUDIO	ONE BDRM	TWO BDRM	THREE BDRM	FOUR BDRM	
LAMOILLE	85,500	HUD 30%	18,000	20,600	23,150	27,750	32,470	37,190	41,910	46,630	450	482	578	752	929	
		HUD 50%	30,000	34,300	38,600	42,850	46,300	49,750	53,150	56,600	750	803	965	1,114	1,243	
		HUD 60%	36,000	41,160	46,320	51,420	55,560	59,700	63,780	67,920	900	964	1,158	1,337	1,492	
		HUD 80%	48,000	54,850	61,700	68,550	74,050	79,550	85,050	90,500	1,200	1,285	1,542	1,782	1,988	
		HUD 100%	60,000	68,600	77,200	85,700	92,600	99,500	106,300	113,200	1,500	1,607	1,930	2,228	2,487	
		HUD 120%	72,000	82,320	92,640	102,840	111,120	119,400	127,560	135,840	1,800	1,929	2,316	2,674	2,985	
		HERA 50%	31,150	35,600	40,050	44,500	48,100	51,650	55,200	58,750	778	834	1,001	1,157	1,291	
		HERA 60%	37,380	42,720	48,060	53,400	57,720	61,980	66,240	70,500	934	1,001	1,201	1,389	1,549	
		HERA 80%	49,840	56,960	64,080	71,200	76,960	82,640	88,320	94,000	1,246	1,335	1,602	1,852	2,066	
		HERA 100%	62,300	71,200	80,100	89,000	96,200	103,300	110,400	117,500	1,557	1,668	2,002	2,315	2,582	
		HERA 120%	74,760	85,440	96,120	106,800	115,440	123,960	132,480	141,000	1,869	2,002	2,403	2,778	3,099	

Members discussed possibly allowing multiple incentives depending on the AMI. Members discussed enforcement mechanisms, 120% AMI to account for the “missing middle”, and whether the requirement that the units be perpetually affordable is inhibiting the use of the density bonus. Members discussed deed restrictions and whether affordable developments have the same tax assessment. Members discussed the recent passage of S.100/Housing Bill. D.Davison suggested the Commission evaluate the definition under [§4303](#). Members discussed building height requirements and possible increasing the maximum building height for areas within VC-10 that do not have frontage on Main Street.



At the next meeting the Commission will discuss ADU, TDR, boarding houses, and dimensional requirements for MRV/MRC. Members briefly reviewed the proposed schedule to advance zoning amendments by the end of the year.

The next regular meeting falls on a holiday, the Commission will hold a special meeting on June 22nd.

The meeting adjourned shortly after 7:00 PM.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director