



**TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
July 17, 2023**

The Town of Stowe Planning Commission held a meeting on **Monday July 17, 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 Bob Davison, Brian Hamor, Chuck Ebel, Jill Anne, Heather Snyder, and Neil Percy. Also present was Sarah McShane (staff), Billy Adams, Larry Lackey, Mary Black, Dave Latchrupp, Grady Vigneau, Carolyn Lawrence.

The meeting was called to order by Vice Chair B.Hamor at 5:30 pm.

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

Billy Adams (Cemetery Road) provided public comments and inquired about the number of ADU's that may be affected by the proposed change to require owner occupancy. Staff provided an overview of the prior discussion. Members discussed primary residence versus owner occupied. Members agreed to re-evaluate the proposed change and further discuss.

Larry Lackey (Stowe Hollow) commented on the Transfer of Development Rights provisions and noted it was largely driven by the desire to preserve open meadows along Mountain Road. He suggested asking Stowe Land Trust to comment on any proposed change. He further commented that there is a public benefit to renting both the main dwelling and an ADU long-term. He suggested looking at Waterbury's ADU regulations. He also commented on the traffic study that was recently presented to the Selectboard and the findings regarding the number of future additional dwelling units and expected traffic congestion.

Mary Black provided public comments and encouraged the Planning Commission to consider narrowly allowing drive-thru facilities for pharmacies. She noted that following the pandemic allowing them is a health and safety issue. B.Hamor responded that the Commission had previously discussed the matter and at the time had concerns about how to limit the types of goods distributed through the window. Staff will pull materials from prior discussions for Commission consideration at a future meeting.

Review Prior Meeting Minutes [06/22/2023]

On a motion by B.Davison, seconded by C.Ebel, the meeting minutes from the prior meeting were approved as submitted.

Review Misc. Zoning Amendment Requests

Members reviewed the compiled miscellaneous zoning amendment requests. Zoning amendment requests included the following:

- Discuss the building height waiver provision as allowed under Section 10.9 in the historic district. Members discussed Act 47/Home Act and how that may impact allowed building heights by allowing an additional story in some instances. Members agreed a fifty-foot building would be too tall building in the village. Staff will incorporate Commission comments and present recommended revisions at an upcoming meeting.
- Dave Latchrupp requested a modification to the definition of Lot Area. Members agreed to the requested change and noted it should limited to public highways.

- Staff explained a request from Carolyn Lawrence of Stowe Trails Partnership regarding technical trail features and surface trail structures. Members discussed different height and area restrictions. Members were in agreement that the bridge-like structures and trail features should not be limited in height.
- Staff explained a request from Al Hardy and a similar request from Eric Gershman regarding density and zoning district boundaries. Members discussed Act 47/Home Act and areas served by municipal water and sewer. Members decided to take no action on the requests since provisions of Act 47/Home Act may pertain to the properties in question. Larry Lackey suggested the Planning Commission and Selectboard jointly request an amendment to Act 47/Home Act in the upcoming legislative session.
- Staff explained a request from Barbara Gameroff related to reclassifying establishments that provide prepared food to-go a take-out restaurant rather than retail. Members discussed and decided to take no action.
- Members reviewed a request from Erika Skinner regarding road layout and intersection alignments. Members decided to take no action but will evaluate the next time the subdivision regulations are updated.
- Members reviewed the split lot provisions drafted by staff and agreed to advance the draft language into the final packet of proposed revisions.
- Staff reviewed her requested zoning amendments, many of which incorporate Act 47/Home Act which are now in effect. She explained that she is recommending the Commission consider separating conditional use and site plan review, since one set of standards addresses larger off-site impacts and the other address individual site design elements. Adopting site plan review would also provide the DRB the opportunity to review permitted uses other than single-family and two-family dwellings. Staff responded to a question regarding the current stormwater regulations and noted her opinion that they could be improved. She also reported her recommendations address the question regarding the number of structure/uses on a parcel and the review process for parcels containing mixed uses.

Members continued discussion regarding Act 47/Home Act and areas served by municipal water and sewer. Staff is in the process of evaluating and hopes to have information to share with the Commission at an upcoming meeting. Members discussed the recent storm and weather patterns.

The meeting adjourned shortly after 7:25 PM.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director