



**TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
July 31, 2023**

The Town of Stowe Planning Commission held a special meeting on **Monday July 31, 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, Chuck Ebel, Jill Anne, Heather Snyder, and Neil Percy. Also present was Sarah McShane (staff), Ken Belliveau, and Mary Black.

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

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

M.Lonetto provided comments on recent tree clearing by Stowe Electrical Department on Cottage Club Road and how the recent clearing activity is in conflict with the Stowe Town Plan which speaks to preserving scenic roads and the importance of aesthetics. She asked if when speaking on the topic whether she could do so on behalf of the Commission. Commission members agreed. B.Davison reminded the Commission of the Scenic Roads Policy. Mary Black provided public comments and encouraged the Planning Commission to consider narrowly allowing drive-thru facilities for pharmacies. She noted that it's a health and safety issue and offered draft language for the Commission's consideration.

Review Prior Meeting Minutes [07/17/2023]

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

Bylaw Modernization Grant- Continued Discussion

K.Belliveau provided an overview of the recommended zoning amendments the Commission has discussed over the course of the last year. A summary of the discussion included:

- Affordable Housing Density Bonus. Updates to reduce the number/percentage of units required to be Affordable. B.Davison provided comments on the bonus floor allowed under Act 47/Home Act. Staff and B.Davison to draft further amendments to incorporate all of the suggested edits.
- Building Height. Members discussed only allowing an additional floor or exceeding building height when used for first floor parking or buildings containing a 3/12 roofline.
- Accessory Dwelling Units (ADU). Members discussed ADU's and owner-occupied provisions. Members suggested the language be broadened to include year-round rentals. Members discussed nonconformities and how they would be brought into conformance. Members agreed to advance the language to public hearing to receive additional input.
- Members discussed the definition of Affordable Housing and asked to compare with statutory definition.
- Members discussed the difference between setbacks and build-to lines. Members reviewed the existing language within Section 10.
- Members discussed the density table and decided to eliminate the two-family dwelling density column and merge with the single-family density to comply with Act 47.
- Members discussed reducing parking requirements for residential uses. Members agreed with the suggested reduction but noted that in the VC-10 district parking for commercial uses is also reduced.

- Members discussed workforce housing opportunities and the need for affordable housing.

The meeting adjourned shortly after 7:20 PM.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director