



**TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
October 30, 2023**

The Town of Stowe Planning Commission held a special meeting on **Monday October 30, 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, Neil Percy, Brian Hamor, and John Muldoon. Staff Sarah McShane was present. Others present via zoom included: Bruce Nourjian, Marina Meerburg, Kay Barrett, Willie Noyes, Mary Skelton Altodonna, Mary Black, Cara Zimmerman, Barbara Puddicumb, Jill Boardman, Heather Hale, Catherine Drake, (Iphone 6), Kalulani ____, Ken & Diana ____, Nick Donza, Phil Schoepke, Catherine ____, Joshua Goldstein, B ____; Terrie Whese, Amy Stewart, Ashley ____, Tif Donza, Larry Lackey, and Billy Adams. Those present in-person included David Wilkens, Karern Fahey Ross, Beth Gadbois, Susan Romans, Bodo Leiwehr, Nolan Languil, Chris Grimes, Susan Grimes, Peter Schmelkle, Leo Clark, Francesca Hildreth, Elise McKenna, Olivia Stevens, Amanda Song, Steal Edwards.

The meeting was called to order by Chair M.Lonetto at 5:30 pm. M.Lonetto provided an overview of the purpose of the meeting and explained that the Planning Commission is working on preparing recommendations to the Selectboard regarding short-term rentals.

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

None

Review Prior Meeting Minutes [10/16/2023]

B.Davison motioned to approve the minutes from October 16th. C.Ebel seconded. The motion passed unanimously.

Housing and Short-Term Rental Discussion

Commission member John Muldoon presented a document (attached) he prepared with the input of other Commission members. He outlined the identified concerns related to the scope/data, safety, nuisances, housing, collaboration/action, and shared ten ideas for discussion. The ten ideas relate to developing a rental registry, requiring a local party and safety inspections, insurance, parking, collecting fees, encouraging long term rentals, zoning short term rentals, managing the short term rental stock, and requiring state residency.

Planning Commission members offered comments. Members discussed the Selectboard's ongoing discussions, municipal authority, reasons why long-term rentals are falling, etc. J.Anne shared her real estate perspective. B.Hamor added that he supports the creation of a registry and felt short-term rentals should be treated as commercial lodging uses in appropriate areas. M.Lonetto offered maybe there could be a registration discount for Stowe homesteaders and provided the Commission her written comments (attached). Others shared various comments and perspectives.

Members received public comments from Susie Grimes, Peter Schmelkle, Olivia Stevens, Beth Gadbois, Karen Fahey Ross, Marina Meerberg, Tif Donza, Joshua Goldstein, Susan Barrett, Jan Reynolds, Amanda ____, Dave Wilkens, Elise McKenna, Jill Boardman, Bodo Leiwehr, Billy Adams, Nolan Languil, Susan

Ramos, Steve Edwards, and Amy Stewart. Each offered various viewpoints and perspectives on short-term rentals, housing, and residency/Stowe homesteaders.

Following public comments, the Planning Commission decided, due to timing, that the Commission would schedule another meeting on Monday November 6th to refine and prepare the Commission's written recommendations to the Selectboard.

The meeting adjourned shortly after 7:00 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director

UMR,HT, MRV, MRC, VC, LVC	
Lodging	
Homestead	Non-Homestead
rent properties where you live or don't live	rent a (1,2?) property you don't occupy
rent long or short term	rent long or short term
rent without limitation on # of days	rent without limitation on # of days
limit on # - no new STR*	limit on # - no new STR*
must register	must register
registration discount?	
*until we have further data?	
**ADUs require one unit long term rented or occupied	
RR1,RR2, RR3, RR5, VC	
Residential	
Homestead	Non-Homestead
rent home where you live part of year	rent home up to # of days/per year (14?)
rent part of home or ADU as STR if other part is owner occupied	rent ADU long term
limit on # - no new	limit on # - no new
must register	must register
registration discount?	
**exemptions for sharing your home/renting rooms vs. separate uni	
	What happens to existing?