



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes November 6, 2023

The Town of Stowe Planning Commission held a meeting on **Monday November 6, 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 included: Willie Noyes, Mary Skelton Altodonna, Lyn Altodonna, Billy Adams, Diann Percy, Amy Noyes, Brooke Dingledine, Paul Bolno, Blake ____, Aaron Calvin, JoAnne Flurry, Lynn Lafluer.

The meeting was called to order by Chair M.Lonetto at 5:30 pm. M.Lonetto explained that the purpose of the meeting was for the Planning Commission to discuss and refine their recommendations to the Selectboard regarding short-term rentals.

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

None

Review Prior Meeting Minutes [10/30/2023]

C.Ebel motioned to approve the minutes from October 30th. J.Anne seconded. The motion passed unanimously.

Housing and Short-Term Rental Discussion

At the last meeting the Commission received considerable community feedback regarding short-term rentals and discussed preliminary recommendations to the Selectboard. N.Percy suggested that the Commission's recommendations should be focused on zoning and the elements that are within the boards purview. He added that he felt those who own a short-term rental have a conflict of interest. M.Lonetto noted that the Commission's recommendations are tied to affordable housing which is within the boards purview. J.Muldoon responded that owning a short-term rental does not create a legal conflict of interest so long as individuals are transparent. He added that he felt the Commission's purpose is broad. Members began reviewing the document prepared by J.Muldoon during the last meeting. Lynn Lafluer told the Commission that she is not in favor of the language in #1 and not in favor of a registry. B.Davison suggested including fees to be used for improving the town's housing stock. M.Lonetto also suggested adding potential revenue sources. Lynn Altodonna commented that spruce peak is the biggest development to be constructed since he has lived in town. He added that Act 250 required fees for affordable housing as part of the permit process however the funds were not used in Stowe. N.Percy commented that he is okay with creating a registry however not for the purpose of creating a revenue stream. He added that if the registry is too expensive people will avoid it. Diann Percy commented that she supports a registry but agrees with comments shared by N.Percy. She added that the percentage of homesteaders has been declining for forty years. Brooke Dingledine commented that she represents Amy & Weston Noyes; she inquired about rebalancing the housing stock. Her client Amy Noyes also provided comments and explained that she is a Vermonter and part of the community regardless of whether they are a resident of Stowe or not. The Commission continued to discuss and refine their recommendations. Members discussed recommending a moratorium on new short-term rentals until the impacts of Act 47 are better understood. Members discussed the legality of regulating short-term rentals and court cases across the nation. Members discussed allowing residential areas to

short term rent for 14 days a year. Lynn Lafleur provided details about her short-term rental and noted that it is complex with a lot of issues to consider. Brooke Dingleline shared concerns that the Commission was getting into the nitty-gritty. Members discussed different bullet points regarding creating a registry, fees, commercial lodging areas, having a responsible party, safety inspections, insurance, parking requirements, septic/sewer allocation, residency requirements, etc. Members generally agreed by consensus except on the following recommendations:

- #7: B.Hamor motioned to include ownership type, J.Muldoon seconded. The motion passed 4-1 with N.Percy opposed and M.Lonetto, J.Muldoon, J.Anne, B.Hamor in favor.
- #8: Recommend a moratorium for new short term rentals. Everyone except N.Percy agreed with this recommendation.
- #9: Recommend the development (in the long-term) a program to direct fees toward the development of housing. Everyone except N.Percy agreed with this recommendation.

Members shared general comments on short-term rentals and community housing. M.Lonetto will update the Commission's recommendations as discussed and incorporate into a final letter to the Selectboard.

Other Business

Staff asked for two (or more) volunteers to help review responses from the Town Plan Community Engagement RFQ and interview prospective consultant(s). J.Anne and B.Hamor volunteered to help staff.

The meeting adjourned shortly after 8:00 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director