



## **TOWN OF STOWE PLANNING COMMISSION Meeting Minutes December 4, 2023**

The Town of Stowe Planning Commission held a meeting on **Monday December 4, 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, Heather Snyder, Brian Hamor, and John Muldoon. Staff Sarah McShane was present. Others present included: Billy Adams, Brice Simon.

The meeting was called to order by Chair M.Lonetto at 5:32 pm.

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

None

### **Review Prior Meeting Minutes [11/06/2023]**

C.Ebel motioned to approve the meeting minutes from November 6<sup>th</sup>. B.Hamor seconded. The motion passed unanimously.

### **Review Proposed FY25 Capital Projects**

The Commission reviewed preliminary proposed FY25 capital projects provided by the Town Manager's Office. M.Lonetto commented about the need for connecting sidewalks to Cottage Club Road and the safety for pedestrian and riders of public transportation. She noted that sidewalks are in the Mountain Road Village Master Plan and should not be forgotten. C.Ebel commented on the need for proper outdoor lighting at bus stops. Following inquiry, Billy Adams noted that the town is waiting for VTrans to complete intersection improvements at Luce Hill Road before the town completes sidewalks and several bridge and infrastructure design studies are currently underway.

### **Draft PC Report for Annual Town Report**

Members reviewed the draft annual Planning Commission report provided by staff. Members were asked to send comments to staff. Staff noted that some of the items listed in the report might need to be updated before publication depending on actions and activities between now and January. Staff and Chair will work together on final draft. Members briefly reviewed the regular meeting schedule for January and decided to meet on January 9<sup>th</sup> if needed.

### **2023 Proposed Zoning Amendments Process & Update**

Staff provided a written outline of meetings completed/actions taken thus far. M.Lonetto updated the Commission and reported that during their last meeting, the Selectboard held a work session to discuss Act 47 items. At the next meeting, the Selectboard will hold another work session to keep working through the proposed amendments.

### **Town Plan Community Engagement Project**

Staff, B.Hamor, and J.Anne held interviews last week and met with three prospective consultants to help design and lead the community engagement activities related to updating the Town Plan. Staff explained that the group interviewed three firms, each offering various expertise and services for various costs. One firm stood out and the interview group recommends that the Planning Commission recommend firm #1 to develop a contract and scope of work. The Selectboard will ultimately need to approve the contract. C.Ebel made a motion, seconded by B.Hamor to recommend Community

Workshop LLC as the preferred consultant to lead the Stowe Town Plan engagement efforts and for the Planning & Zoning Director to develop a contract and scope of work for Selectboard acceptance and approval. The motion passed unanimously. Staff will follow-up with the Commission after meeting with the consultant and preparing a scope of work.

### **Short-Term Rental Recommendation Update**

The Commission previously discussed and crafted recommendations to the Selectboard regarding suggested short term rental requirements. M.Lonetto explained that the Commission's recommendations have been provided to the Selectboard for their consideration. She noted that so far the Commission's recommendations have received positive feedback. B.Hamor added that the Selectboard is doing a good job talking through the provisions. B.Simon provided public comments on behalf of Beckworth Rental. He noted that he feels the zoning bylaw is the more appropriate and effective place to consider short term rental requirements and he is concerned with the issue of grandfathering. He commented on the complexity of regulating short term rentals under both the zoning bylaw and an ordinance. He feels the issue is more of a planning and policy issue than a police power ordinance. M.Lonetto explained the Commission has prepared and delivered its recommendations to the Selectboard for their consideration. B.Davison added that an ordinance can go forward, however the zoning bylaw cannot look back and the Selectboard, not the Commission, establishes the policy.

### **Other Business**

H.Snyder reported that she plans on attending other board/commission meetings to better understand what projects they are working on to help prepare for the Town Plan update. Staff noted that the Commission's work program is in transition between the 2023 proposed zoning amendments and preparing for the Town Plan update process to begin.

The meeting adjourned shortly after 6:00 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director