



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes May 6, 2024

The Town of Stowe Planning Commission held a regular meeting on **Monday May 6, 2024**, starting at 5:30 p.m. The meeting was held at the Stowe Town Office with remote participation via Zoom. The meeting began at 5:30 pm. Members present included Mila Lonetto, Heather Snyder, Bob Davison, Jill Anne, Brian Hamor, John

Muldoon, Chuck Ebel, and Neil Percy. Staff Sarah McShane was present. Walter Frame was also present.

Following technical difficulties, the meeting was called to order by Chair M.Lonetto shortly after 5:30 pm.

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

No public comments.

Annual Election of Chair & Vice Chair- Review Rules of Procedures

Per the Commission's Rules of Procedure, each May the Commission must elect a Chair and Vice-Chair to serve for a period of one year. B.Davison motioned to nominate M.Lonetto to serve as Chair and B.Hamor to serve as Vice-Chair. M.Lonetto mentioned that she has been serving as Chair for a number of years and wishes to nominate B.Hamor to serve as Chair for the coming year. N.Percy noted that the Commission used to rotate officers on an annual basis in years past. M.Lonetto motioned to elect B.Hamor as Chair, seconded by N.Percy. The motion passed unanimously. B.Hamor motioned to elect N.Percy as Vice-Chair. The motion was seconded by J.Anne and passed unanimously. B.Hamor will serve as Chair and N.Percy as Vice Chair beginning at the next meeting. Staff reminded members to review the Rules of Procedure each year as they govern the Commission's conduct for each meeting and expectations.

Review Prior Meeting Minutes [04/15/2024]

B.Davison motioned to approve the meeting minutes from April 15th. N.Percy seconded. The motion passed unanimously.

Stowe Town Plan Update – Continued Discussion

The Commission continued the discussion from the last meeting. Staff explained that she hoped the Commission could complete the following during the meeting: decide/finalize the project logo, confirm the general engagement framework, begin to review and prioritize plan elements and delegate certain sections to staff or other municipal boards and commissions, and finally review draft community survey. She explained that the community engagement process and town plan update process will run alongside one another but will be separate. She explained the engagement project is intended to inform the next Stowe Town Plan and help the Commission prepare updates. She recognized that some members might be less interested in the community engagement aspect and hoped that following tonight's meeting the Commission could focus primarily on the Town Plan update aspect. Members reviewed the revised project logos and were asked which one they preferred. The majority of members preferred option 'B' but with '2050' in red. Staff shared the tagline 'One shared community. One bright future' but members felt it was too corny and preferred a simple reference to the Town Plan update process. Members reviewed the overall engagement framework with early decision-making taking place now, broad engagement efforts and activities taking place throughout the summer, followed by specific questions and developing a revised vision and prioritizing actions to be completed in the fall. Members reviewed the engagement tools- community survey, graffiti walls, events, children's activities, open houses, etc. Staff provided an example from Woodstock, VT with a vision and identified themes. The Commission then reviewed the elements listed in Chapters 4 & 5. Staff explained that she had

reviewed each chapter and color-coded each topic area into blue, green, and red. Plan elements identified in blue indicate there is an existing appointed municipal board/commission with expertise that could tackle the necessary updates and develop recommendations for the Planning Commission to consider. Plan elements identified in green indicate there is a municipal department, board/commission, or other community group that the Commission should closely collaborate with. Red items are topics which staff recommends the Planning Commission should lead the conversation. The topics identified in red included transportation, economic development, housing, and land use/settlement patterns. Members discussed the manner in which Town Plan policies are used. Staff reminded the Commission of the recent micro-antenna planned to be located in the village and how the Commission may need to weigh competing interests. Members suggested grouping environmental quality and working landscapes together. M.Lonetto asked how the Commission should integrate climate resiliency. J.Muldoon suggested that it encompass broader community resiliency in terms of pandemics, flooding, climate, transportation, etc. B.Hamor asked how economic development and housing might be related and shared some of his recent conversations regarding short-term rentals. Members discussed the impacts of Act 47 within areas served by municipal water and sewer. Following discussion, the Commission prioritized the topics and agreed to tackle the topics in the following order: land use/settlement patterns, housing, transportation, and economic development. The Commission will dive into land use and settlement patterns during the next meeting and asked if DPW Director could attend. Members reviewed upcoming meeting schedule and agreed not to meet on July 1st. B.Hamor asked if Town-owned properties could be identified on the map showing sewer service area. Staff will prepare and gather information for the next meeting including the current land use map, existing zoning map, and other information.

Members briefly reviewed the community survey and were asked to provide comments to staff. The final survey will be presented to the Commission at a later meeting.

Updates/Correspondence/Other Business

M.Lonetto discussed the possibility of creating a housing subcommittee to continue to work on preparing zoning amendments related to housing. She noted there were zoning related items leftover from the Bylaw Modernization Grant that she would like the Commission to continue to pursue. N.Percy added that the next Town Plan may include some of the items mentioned and could be included as future implementation tasks. J.Muldoon suggested that maybe a subcommittee could focus on those certain areas to develop recommendations. He noted that the cannabis regulations began as interim rules that were later incorporated under the permanent zoning regulations. He suggested for the subcommittee to meet immediately prior to the regular Commission meetings. M.Lonetto suggested the Commission capitalize on the community's desire to participate. No action was taken to form a subcommittee but will be discussed again at a later meeting with specific tasks and an anticipated timeline.

Correspondence. Members were informed of Morristown's scheduled public hearings for Town Plan and Zoning Amendments.

Review Upcoming Meeting Schedule

Next PC Meeting Date- 5/20/2024.

The meeting adjourned at approximately 7:10 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director