



**TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
May 20, 2024**

The Town of Stowe Planning Commission held a regular meeting on **Monday May 20, 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.

The meeting was called to order by Chair B.Hamor at approximately 5:30 pm.

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

No public comments.

Review Prior Meeting Minutes [05/06/2024]

C.Ebel motioned to approve the meeting minutes from May 6th. B.Davison seconded. The motion passed unanimously.

Stowe Town Plan Update –Settlement Patterns & Land Use

Following a slight delay for staff to print an additional map, staff began the conversation by reminding the Commission that during their last meeting they agreed to first focus their discussion on settlement patterns and land use. Staff provided several presentation slides to guide the conversation and a binder of reference materials. She first explained that state statute dictates the requirements for municipal plans and that they must be consistent with the goals established in Section 4302 and compatible with approved plans of other municipalities in the region and with the regional plan. Members briefly reviewed the fourteen statewide planning goals and the requirements for a land use plan- consisting of a map and statement of present and prospective land uses. Members broadly discussed the terms land use and settlement patterns and what they mean. Members briefly discussed factors that influence land use and settlement patterns. N.Percy suggested that it would be interesting to see a map of all zoning activity over the last ten years. J.Muldoon added that it would also be interesting to see a map locating homestead properties. Members briefly discussed the STR registry and the data that it will provide. B.Hamor inquired about the capacity of our water and sewer systems and suggested the Commission first better understand water and sewer capacity, evaluate the zoning districts impacted by Act 47, and then discuss where additional development should be encouraged. Staff explained that DPW Director Harry Shepard will be in attendance at the next meeting to provide an overview of municipal water and sewer systems. J.Muldoon suggested closely reviewing the Act 47 definition of 'area served by municipal water and sewer infrastructure'. C.Ebel wondered whether the capacities of water and sewer systems were in sync or different. H.Snyder inquired about the Meadowland Overlay District and the restrictions it carries. Members discussed tools to manage affordable housing including inclusionary zoning. M.Lonetto shared a scenario of vacant/underutilized neighborhoods, denser commercial areas, and balancing the areas where density is located. Members discussed where density makes sense and traffic concerns in commercial areas. J.Muldoon shared an inclusionary zoning example from Telluride, Colorado. N.Percy suggested including recommendations such as impact fees to see how the community responds. Members reviewed the existing land use plan and map, the sewer service area map, water service areas, and Act 47 – definition of served by water and sewer service area. Following discussion staff re-capped her notes for topics to explore further- i.e., review plans of adjacent communities and regional plan; review zoning districts, purposes, and overlay districts; develop map showing residential development activity; develop map showing location of homestead properties; etc. Members discussed next steps. Staff updated the Commission and explained that she is continuing to work with the engagement consultant. An engagement partners

meeting is planned for next week; Commission members were encouraged to attend if available/interested. Commission members commented on the project logo and name which is now finalized- Stowe 2050.

Discussion- Formation of a Housing Subcommittee

M.Lonetto mentioned that during their last meeting the Selectboard discussed interest in creating a separate Housing Committee and suggested rather than the Commission forming a subcommittee, the Commission should consider recommending to the Selectboard that the Housing Committee be charged with certain tasks. Members briefly discussed and agreed it made sense not to form a subcommittee at this time and that certain tasks may be appropriate for a Housing Committee. Members felt a Planning Commission representative should serve on the Housing Committee; staff has also made the same recommendation to the Town Manager. N.Percy reminded the Commission that they only have ± 30 meetings to develop the plan. M.Lonetto reviewed applicable tasks leftover from prior Commission discussions including ways to enforce the intent of Act 47 as it pertains to new development, examining opportunities for public-private partnerships on town-owned land, possible deed restriction/rent cap programs, etc. Staff will prepare a draft recommendation letter for Commission review.

Updates/Correspondence/Other Business

Members were provided with correspondence regarding wakeboarding on the Waterbury Reservoir. The Commission received the information but took no action.

Review Upcoming Meeting Schedule

Next PC Meeting Date- 6/3/2024.

The meeting adjourned at approximately 7:10 pm.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director

Parking Lot Ideas/Topics for Further Discussion

Map of town-owned properties

Review plans of adjacent communities and regional plan

Review zoning districts, purposes, overlay districts

Develop map showing residential development activity

Develop map showing location of homestead properties