



**TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
June 3, 2024**

The Town of Stowe Planning Commission held a regular meeting on **Monday June 3, 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, Brian Hamor, John Muldoon, Chuck Ebel, and Neil Percy. Municipal staff Piper Van Kerkhove and Harry Shepard were also 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 [05/20/2024]

C.Ebel motioned to approve the meeting minutes from May 20th. M.Lonetto seconded. The motion passed unanimously.

**Stowe Town Plan Update –Settlement Patterns & Land Use-
Discussion- Municipal Water & Sewer Systems**

Chair Hamor introduced the discussion and DPW Director Harry Shepard. H.Shepard explained that with the passage of Act 47 there have been many questions regarding the capacity of municipal water and sewer systems. H.Shepard provided the history of the town (and village) systems and how the systems have evolved and grown over time. He explained how the systems were expanded approximately twenty (25) years or so. He described the big three (3) agreement and how Trapp Family Lodge, Topnotch, and Spruce Peak contributed funding towards the most recent expansion. He described the challenges of constructing the expanded the systems and how complicated the water system and its many pressures zones is. He described the debt service incurred for the expansion. He provided an overview of the village green water system and the complications of it being in a growth center. He described the attributes of the aquifer, the stratigraphy of the soils, the hydraulic capacity, and the depth of the water system wells. Commission members asked various questions. He explained the permitting process associated with the village green plant. Members reviewed various maps with Mr. Shepard. He described the different pressure zones, the pressure and water storage requirements the systems must maintain. He described several recent projects. H. Shepard explained the recent finding of PFOA/PFOS contamination and the requirements to implement PFOA/PFOS treatment under Federal law-it is anticipated that the State will adopt a lower threshold. The village green plant is below the Federal requirement. He described the potential challenges of treatment and finding alternate public water sources should the State adopt a lower threshold. The group discussed Act 47, the current development application at the Golf Course, water storage, impact and allocation fees, etc. M.Lonetto asked if H.Shepard could share information on areas of town that have capacity to support future development and if there were ways of using allocation fees to encourage the housing types the community desires. He explained that he is in the early stages of preparing such analysis and would consider he question regarding allocation fees. Members discussed recent infrastructure improvements in the lower village, capacity, pump stations, etc. H.Shepard provided his initial capacity analysis and discussed other areas of town that might be areas for future connections- such as Moscow. Members discussed the Upper Mountain Road (UMR) district and allocation restrictions, the town's Act

250 permit/RIPPLE agreement, etc. Following discussion, members thanked H.Shepard and agreed to continue the conversation at the next meeting.

Updates/Correspondence/Other Business

Members reviewed the draft housing recommendation letter which was signed by Chair B.Hamor.

Review Upcoming Meeting Schedule

Next PC Meeting Date- 6/17/2024.

The meeting adjourned at approximately 7:15 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