



**TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
June 17, 2024**

The Town of Stowe Planning Commission held a regular meeting on **Monday June 17, 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 Sarah McShane was also present. Guests Jo Sabel Courtney and Alison Karosas also attended.

The meeting was called to order by Chair B.Hamor at approximately 5:31 pm.

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

No public comments. Chair B.Hamor noted an adjustment to the agenda. He explained that DPW Director H.Shepard will attend the July meeting to continue discussion on municipal water and sewer systems and tonight's meeting will consist of S.McShane leading a discussion on the different primary zoning districts and overlay districts.

Review Prior Meeting Minutes [06/03/2024]

M.Lonetto motioned to approve the meeting minutes from June 3rd. C.Ebel seconded. The motion passed unanimously.

**Stowe Town Plan Update –Settlement Patterns & Land Use-
Review of Primary Zoning Districts & Overlay Districts**

S.McShane led a discussion on the town's different adopted zoning districts and overlay districts. She explained that the town first adopted zoning in the mid-70s and with few exceptions, the framework of the originally adopted zoning districts remains relatively the same. She highlighted the residential areas intended for rural residential development and the commercial areas that allow for a mix of commercial and residential uses. She mentioned the Mountain Road redistricting project in the late 90s which established the MRV, MRC, and UMR districts and reduced the area of the HT district to the area between Stowe Village (VC-10) and the MRV. Members discussed the different primary zoning districts which include:

Agricultural and Rural Residential District [RR] (Includes RR1, RR2, RR3, RR5)

Highway Tourist District [HT]

Village Residential District [VR]

Village Commercial District [VC]

Lower Village Commercial [LVC]

Moscow Commercial District [MC]

Village PUD [VIL-PUD]

West Branch Community Service District [WBCS]

Upper Mountain Road [UMR]

Mountain Road Village [MRV]

Mountain Road Crossroads [MRC]

Forest Reserve District [FR]

Members then discussed the overlay districts include:

Flood Hazard District [FHD]
Meadowland Overlay District [MOD]
Ridgeline and Hillside Overlay District [RHOD]
Stowe Historic Overlay District [SHOD]
Fluvial Erosion Hazard Overlay District [FEH]
Source Protection Overlay District [SPO]

Members reviewed the purposes of each district, the location of the districts, and asked various questions related to the districts. Members discussed how the different purpose statements relate to the conditional use review standard 'character of the area' and places where the density mandated by Act 47 conflicts with the stated district purposes. Members discussed the definition of 'served my municipal water and sewer' and will reserve future meeting time for further discussion. Members discussed identifying areas that meet the definition of 'served my municipal water and sewer' and areas that might be better suited for higher density residential development.

S.McShane shared a map of zoning permits issued and explained how the data could be used in assessing location of development.

Updates/Correspondence/Other Business

S.McShane provided an update on the community engagement project. She noted that she had recently attended Stowe Vibrancy's Newcomers' Night with J.Anne. J.Anne shared her comments on the event. Both felt the event was well received and a good opportunity for newcomers to meet one another and become familiar with the variety of services available throughout Stowe. S.McShane shared that she hoped to have a draft community survey available for the Commission's review at the next meeting (July 15th).

Members briefly discussed helicopters and recent advertising of helicopter rides over Stowe. B.Hamor explained that helipads are prohibited under the Zoning Regulations. Members discussed concerns over noise and privacy. Staff McShane noted airspace travel is regulated under federal law.

Review Upcoming Meeting Schedule

Next PC Meeting Date- July 15, 2024. (July 2nd meeting canceled)

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 (in progress)

Develop map showing location of homestead properties