



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes July 15, 2024

The Town of Stowe Planning Commission held a regular meeting on **Monday July 15, 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, Jill Anne, and Neil Percy. Municipal staff Sarah McShane was also present. Guests Harry Shepard, Rick _____, Marina Meerburg, Jacquie Mauer, Catherine Gott, Patricia Gabel, and Erika Skinner also attended the meeting.

The meeting was called to order by Chair B.Hamor.

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

Stowe residents Rick _____ and Marina Meerburg provided public comments requesting the Planning Commission consider a future zoning amendment to allow ADUs in association with duplexes/ two-family dwellings. The Commission agreed to add the item to a future agenda for greater discussion and consideration.

Review Prior Meeting Minutes [06/17/2024]

C.Ebel motioned to approve the meeting minutes from June 17th. J.Muldoon seconded. The motion passed unanimously.

Stowe Town Plan Update – Climate Change, Flood Resiliency, and Stormwater Discussion

DPW Director Harry Shepard led a discussion regarding flood damages, stormwater, and resiliency. He provided several photographs showing recent damage from the last two heavy rainstorms. He mentioned that during his fourteen-year tenure working with the Town, he has seen eight major storm events, four of which have been in the last year. He described the June 23rd flood and how it primarily impacted the Stowe Hollow area- in the Moss Glen and Gold Brook watersheds. He mentioned the town received 2.4” of rainfall over thirty minutes; most of the earth work fixes were complete within a week however only included raw earth work. During the most recent storm on July 10th the town received 4” of rain fall over a twelve-hour period, which resulted in nearly 500 year flood levels. The June 10th event had wider spread impacts and by the weekend most properties had regained access. He mentioned they are using a tremendous amount of gravel out of the gravel pit in Nebraska Valley and described the magnitude of the storm as shocking. He described the recovery efforts and the need for ongoing and routine culvert maintenance. He mentioned the number of ponds located throughout town at high elevations and the lack of proper engineering. He described the challenges with the state stormwater rules, especially for mountain towns, where there is a greater need for stormwater detention and not simply treatment for water quality. He spoke of the 3-acre rule which requires improved stormwater management but noted it is focused on water quality rather than water quantity or detention. He suggested the Planning Commission may want to consider the idea of a creating a stormwater ordinance/utility to focus on the areas which are challenging for Stowe. The idea could possibly be included as a task in the update to the town plan. Members followed with general discussion. Comments included whether there are best practices that could be used as an example, creating an inventory of the number of ponds throughout town, mechanisms to fine property owners that damage town highways through unmanaged stormwater, the Notchbrook and Ranch Brook watersheds, possible

upgrades to local stormwater regulations in zoning, the conflict between density and area required for proper stormwater detention ponds, the landslide in Nebraska Valley, the costs associated with damaging storms and recovery efforts, podcast 'Brave Little State' Rivers & Ponds, rip-rap rules, etc. J.Mauer, C.Gott, and E.Skinner all provided public comments on the discussion items.

Updates/Correspondence/Other Business

Staff McShane provide an update on the community engagement project. She mentioned the roll-out of community comment cards and additional activities planned this summer and fall. Members discussed growth management, quality of life, and capacity issues. Staff noted that the presentation to the Selectboard was rescheduled until July 24th.

M.Lonetto mentioned the Selectboard agreed to have an ex-officio Planning Commission member on the Housing Task Force. The Commission will discuss and decide who will serve at a later meeting.

Review Upcoming Meeting Schedule

Next PC Meeting Date- August 5, 2024.

The meeting adjourned shortly after 7:00 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

Review requested zoning amendment/ADU's for duplexes.