



**TOWN OF STOWE  
PLANNING COMMISSION  
Meeting Minutes  
October 07, 2024**

The Town of Stowe Planning Commission held a regular meeting on **Monday October 7, 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 Brian Hamor, Mila Lonetto, Heather Snyder, Bob Davison, John Muldoon, Jill Anne, and Neil Percy. Municipal staff Sarah McShane was also present. Guests Sam Gaines and Elizabeth Benedict were also in attendance.

**Called to Order**

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

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

Staff McShane suggested the Commission might want to adjust the agenda to discuss potential changes to the official map before the continued discussion on land use/settlement patterns. Commission members agreed.

**Review Prior Meeting Minutes [09/16/2024]**

B.Davison motioned to approve the meeting minutes from September 16<sup>th</sup> as submitted. M.Lonetto seconded. The motion passed unanimously.

**Follow-Up – Discuss Potential Changes to the Official Map**

Staff McShane provided an overview and explained that following the Commission's last meeting, she prepared various maps and additional information requested by the Commission. M.Lonetto inquired about existing easements/rights-of-way that connect the two roads. Staff explained that Spruce Peak Realty retains a right-of-way over the Timberholm property connecting to Cottage Club but otherwise she is unaware of other easements/rights-of-way that might encumber the subject and surrounding properties. B.Davison explained that he did not want to dismiss the issue lightly and felt it is worthy of discussion and consideration- he reminded the Commission that they are tasked with looking ahead twenty-five years. M.Lonetto inquired about other viable alternative connections. Members discussed the process for amending the Official Map and the different options available to the Applicant and the Commission. Members wondered what options the Selectboard might support. N.Percy asked whether alternate locations have been considered. S.Gaines responded with concerns regarding constructing a roadway through the property and noted wetland and topographic constraints. Members had general discussion and wondered whether Town Engineer/Harry Shepard could provide any insight on the potential importance or lack thereof of a connecting roadway at this location. Members discussed future roadway improvements and traffic concerns. Members discussed the application process and noted that the current application under review by the DRB is for preliminary review. Members discussed the housing types proposed under the application and whether they would be occupied year-round. S.Gaines explained the project will be a mix of housing and anticipates the project being desirable for existing Stowe homeowners looking to downsize. Members discussed the challenges with developing Affordable housing, subsidies, impact fees, organizations like Downstreet,

and deed restrictions. The conversation concluded by agreeing to table the topic and asking the Town Engineer for his insights on the potential effect of a connecting roadway at this location. The Commission took no action and will continue the discussion at a future meeting.

### **Continued Discussion: Town Plan Update: Settlement Pattern Goals, Policies, Tasks**

Staff McShane introduced the discussion and explained that certain themes have become apparent from the initial engagement activities. She passed around a handout with a summary of initial community feedback and described the community's desire to maintain Stowe's sense of place and character, to responsibly manage growth, to achieve a better balance of homestead vs non-homestead properties and increase year-round residents, desire to protect the historic district and Stowe Village, and preserve open space, forested hillsides, etc. Members reviewed the existing goal and broadly discussed what the future settlement pattern/land use goal should contain. N.Percy felt the language should sound positive with a emphasis on preserve rather than limit. J.Muldoon suggested the Commission include language about utilizing cluster development as a tool to preserve open space. M.Lonetto inquired about the areas in between growth centers. B.Davison and J.Muldoon shared draft language; members discussed including language to ensure projects limit their impact on traffic, municipal services, etc. Members discussed the differences between the goals, policies, and tasks and how to ensure they are measurable and attainable. Near the end of discussion, members agreed to continue to discuss the following draft goal for Settlement Pattern/Land Use:

*Ensure future growth limits (or responsibly manages) its impact on municipal services, the landscape, and fosters a vibrant year-round community.*

Members also discussed ways to possibly incorporate language regarding protecting open space. Members discussed the words 'limit', 'balances', and ways to ensure the goal(s) remain positive. Members will continue to wordsmith the goal. Chair B.Hamor encouraged the Commission to consider how future conversations should be formatted going forward since there will be many additional goals to discuss and consider.

### **Update: Education Temporary Subcommittee**

S.McShane explained there are two School Board members willing to serve on the temporary education subcommittee along with B. Davison and J.Muldoon. The first meeting is scheduled for Friday October 18<sup>th</sup>. The subcommittee is tasked with reviewing the education goals, policies, and tasks in the Stowe Town Plan and reporting back to the Commission with recommendations.

### **Updates/Correspondence/Other Business**

None.

### **Review Upcoming Meeting Schedule**

Next PC Meeting Date- October 21, 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 (done)

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.

Stormwater Utility District – Bob's list of recommendations