

**Stowe Selectboard, Liquor Commission & Water/Sewer Commission Meeting
Wednesday October 11, 2023**

Present:

Selectboard Members: William Adams, Nick Donza, Jo Sabel Courtney, Paco Aumand

In Person attendees: Hannah Stearns, Chris Moroch, Heather Snyder, Mila Lonetto, Diann Percy

There were participants on Zoom.

Call to Order

Vice Chair Mr. William Adams called the meeting to order at 5:30pm.

Approve the Agenda

On a motion by Ms. Jo Sabel Courtney, seconded by Mr. Paco Aumand, the Board approved the Agenda as presented.

Consent Agenda

1. Minutes of 9/27/23
2. Sewer Allocation – Spruce Peak Building C
3. Change in Selectboard’s November Meeting Schedule
4. Salt Bid Award
5. Liquor Consent Agenda

On a motion by Mr. Aumand, seconded by Ms. Courtney, the Board approved the Consent Agenda as presented.

Motor Vehicle Ordinance Amendments

Mr. Safford introduced a number of proposed amendments to the Motor Vehicle Ordinance.

Nebraska Valley and Old Country Road No Parking – In recent years there has been increased recreational traffic in the wintertime near the Catamount Trail crossing on Nebraska Valley which has resulted in cars blocking the ability of highway department vehicles to plow the road. There is also concern that emergency vehicles such as fire trucks would not be able to pass the parked vehicles- Last year -staff put up temporary no parking signs to allow for plow operations to continue, and found it to be successful and would like to codify this in the ordinance and erect permanent signage. Mr. Mark Armstrong, a resident of Old County Road, supported No Parking noting that while the instances are infrequent, there are times that they are concerned about emergency vehicle access. The Board discussed a number of options, such as encouraging the use of nearby parking lots, reorganizing the existing lot to try to increase parking spaces, widening the road and limiting the no parking to wintertime only. Mr. Nick Donza expressed concern about limiting access to recreational activities in the area, and suggested limiting no parking to one sign of the road, however it was noted that currently even with vehicles parking on one side of the road it can impede the ability to fit vehicles on the road. The Board agreed to warn for public hearing purposes limiting No Parking to the winter season only.

School Street Three Hour Parking – There are currently six parking spaces not included with the three hour parking limit in the Ordinance, which most other on-street parking in the village area is limited to. The Board discussed the possibility of increasing parking in that area, which would involve easement attainments. It was also questioned how enforcement would occur, with Mr. Safford noting that typically the Town will reach out to repeat offenders to try to correct behavior before ticketing.

Moscow Road Speed Limit Reduction from 30mph to 25mph – Public Works has requested to reduce the speed limit on the paved portion of River Road, between Moscow Road and Shaw Hill road from 30mph to 25mph. It was noted that there can be a lot going on in this area, including the intersection with Shaw Hill Road and the intersection with Moscow Road. There have been no accidents in the last two

years, however the reduction of speed coming into Moscow Village is deemed prudent by an engineering assessment. Ms. Donna Adams, a Moscow Village resident, stated that she supported any speed reductions in the area but encouraged enforcement. The Board discussed what notice would be given of this change, which Mr. Safford noted could include flags on signs and portable speed radars.

Meadow Lane Speed Limit Reduction from 35mph to 25mph – A citizen on Meadow Lane has requested that the Town consider reducing the speed limit on that road, noting that the current speed limit on Mountain Road at the intersection of Meadow Lane is only 30mph. An engineering assessment indicated that the average speed on this road is currently 25mph and validated the speed reduction request. There were no comments on this request from the public.

On a motion by Mr. Aumand, seconded by Ms. Courtney, the Board amended the language to include a wintertime ban on parking on the portion of Old County Road and Nebraska Valley Road under consideration and move the proposed ordinance amendments to a Public Hearing on 10/25/23.

Introduction of Proposed Zoning Amendments

In 2022, the Town received a Bylaw Modernization Grant from the Vermont Department of Housing and Community Development to support municipal zoning bylaw updates that increase housing choices and affordability within smart growth areas. The Planning & Zoning Department and Planning Commission have worked with a Planning Consultant to review the current Zoning Ordinance and identify regulatory barriers that restrict the development of housing and to prepare zoning amendments to encourage the development of housing in designated growth areas. In addition, the Planning Commission also incorporated changes to the Stowe Zoning Ordinance that reflect changes made by the State of Vermont as part of Act 47. The Planning Commission has held Public Hearings on the proposed amendments, and are in the final stages of developing a draft of proposed amendments to present to the Selectboard. Currently the Board is planning to hold two joint work sessions with the Planning Commission in October and November before moving to a Public Hearing for adoption of Zoning Amendments.

Ms. Sarah McShane, Planning & Zoning Director, presented an introduction to the amendments that will be presented to the Selectboard, along with Planning Commission Chair Ms. Mila Lonetto.

Ms. McShane discussed the current work the Planning Commission has been undertaking with the Planning Consultant to address development barriers, such as increasing density and reducing parking requirements. She noted that the goal is to have the Zoning Ordinance reflect and carry out the housing vision and goals in the current and future Stowe Town Plan. She also noted that the recently passed Act 47, or the Vermont Home Act, had a number of impacts on the current Zoning Ordinance that much be incorporated into future amendments. She noted that some of those changes are in line with the current goals of the Town, however not all are. It was discussed that the goal of these amendments is to create affordable year-round housing in Stowe in designated growth areas, which includes the Village, Lower Village and Mountain Road Village and Mountain Road Corridor. These areas are best suited for density, with walkable paths, and some access to public transportation, as well as access to Town Water & Sewer. The goal of this housing would not be to develop more luxury housing, second homes or investment properties such as Short Term Rentals, however Ms. Lonetto did note that the amendments do not include any Short Term Rental regulation as the Planning Commission felt that was best addressed through a separate Selectboard Ordinance. The proposed changes will be detailed more thoroughly in future work sessions, however it was noted that they will include redefining affordable housing, broadening the development density bonuses and general dimension restrictions in growth areas, as well as looking at residential zones and what can be done to increase Accessory Dwelling Units as possible housing.

The Board discussed the limitations on the Town infrastructure, specifically roads, water and sewer, and the impact increased density in housing might have on that infrastructure. It was noted that the traffic study the Board is currently undertaking will be helpful information in this discussion as well. It was also

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noted that the Town will need to discuss and consider restrictions they are under due to Ripple and limitations on the water and sewer on the Mountain Road.

It was noted that the number of proposed amendments is fairly lengthy and that a thorough review by Selectboard members prior to the work session is important. Mr. Safford and Ms. McShane noted that the proposed amendments are nearly finalized and should be posted to the Town website and sent to the Selectboard by the end of the week. The first work session is planned for October 25, 2023.

No action was taken at this time.

Manager's Report

Mr. Safford noted that there is a notice of appeal of the State Water & Wastewater Permit issued to 484 Edson Hill Road.

The Board discussed upcoming Budget season, with Mr. Aumand noting that he would like to discuss Selectboard budget expectations prior to the budget presentation by Mr. Safford. Mr. Safford indicated that at the October 25, 2023 meeting, there will be a business item to discuss macro level budgeting from the Town perspective, as well as what the Selectboard may be expecting from budget proposal which will be presented in December.

Mr. Donza also requested that the Board continue to discuss traffic in Town and the limiting of Special Events during busy holiday weekends, such as the recent Indigenous People's Day weekend.

There being no further business, Vice Chair Adams adjourned the meeting at 6:58pm.

Minutes respectfully submitted by Abigail Bourgeois.

*Note: The video recording of the meeting is available on the town's website www.townofstowe.org