

**Agenda Summary**  
**June 12, 2024**

**Agenda Item No. C-1**  
**Other Business – Manager’s Report**

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**Lamoille Housing Partnership Merger:** Lamoille Housing Partnership is considering a merger with Downstreet Housing and Community Development. They cite difficulties in their previous recruitment effort for an Executive Director, as well as a challenging long-term funding landscape as reasons for the merger. LHP will be holding an informational session and a vote by its membership on the merger on Monday, June 17 at 3:00pm at The Wing Center (24 Upper Main Street) in Morrisville. LHP was approved for a \$6,000 appropriation in FY25. If the merger is approved these funds would instead go to Downstreet. Lamoille Housing Partnership currently operates 52 affordable housing units in Stowe between Sylvan Woods and River Bend Apartments.

**Wilkins Substation Upgrade:** The Town of Stowe Electric Department has filed to upgrade the Wilkins Substation on Cady Hill. The upgrades are for the purpose of meeting increased demand and the addition of additional measures to improve safety and reliability. SED is requesting that the Public Utilities Commission issue a Certificate of Public Good for the project, which would negate the need for hearings, as the project is limited in size and scope and raises no significant issues with respect to the substantive criteria of Section 248, is limited to the existing substation footprint, and is largely underground.

**Act 250 Notices:** The following Act 250 notice was issued:

A decision from the District 5 Environmental Commission that an Act 250 permit is not required by Vermont RSA Limited Partnership and Cellco Partnership d.b.a. Verizon Wireless for the replacement of their antennas and remote radio heads on the cell tower located at the Town wastewater treatment plant.

**Minutes:** Enclosed are the following minutes:

- Development Review Board – May 21
- Planning Commission – May 20, June 3
- Conservation Commission – May 13
- Recreation Commission – May 16
- Historic Preservation Commission – May 15
- Board of Listers – May 23
- Electric Commission – April 17, April 24
- Energy Committee – May 23

**Recommendation:** No action is necessary. This time is set aside to ask questions of a general nature and for the public to be heard on any issue not on the regular agenda that does not require Selectboard action and is of a non-personnel nature.



May 30, 2024

Town of Stowe  
PO Box 730  
Stowe, VT 05672-0730

Dear Member,

We have big news to share with you: Lamoille Housing Partnership (LHP) is considering an exciting opportunity to merge with the affordable housing nonprofit Downstreet Housing & Community Development, and transfer its Hardwick housing assets to affordable housing nonprofit, RuralEdge.

### **How did we get here?**

LHP's Succession Committee was unsuccessful in leadership recruitment efforts following our prior Executive Director's retirement. Coupled with a challenging longer term funding landscape, it became clear that **the people of Lamoille County and Hardwick are better served by a stronger, more resourced affordable housing organization than an independent LHP**. The Committee directed its efforts to carefully explore merger opportunities with two well respected organizations that share LHP's mission and goals: Downstreet Housing & Community Development and RuralEdge.

This decision has weighed heavy on our hearts, as we've considered the organization's long and proud history. Fortunately, this heaviness is quickly replaced by enthusiasm for a new and expanded Downstreet team in Lamoille County and Rural Edge in Hardwick carrying on LHP's mission-driven legacy.

### **What's next?**

Part of the process requires a vote by LHP Members. As a Member, we invite and encourage you to use your voice at the upcoming public informational meeting and Membership vote which will be held **Monday, June 17, 2024 at 3:00PM at The Wing Center in Morrisville, Vermont**. Members will vote on the following: *Article 7: Shall the members of Lamoille Housing Partnership Inc. approve the Disposition of the Corporation's Hardwick assets and development territory to Gilman Housing Trust Inc., DBA RuralEdge, and Merger of the Corporation with Downstreet Housing and Community Development?*

### **If a vote passes, what will this mean for LHP residents?**

LHP's properties will continue to be operated as affordable housing and owned by affordable housing nonprofit organizations. Residents' housing will be secure and not at risk. There will not be rent increases as a result of the merger. Building maintenance, and lease and tenant matters will continue to be managed by Alliance Property Management; if at any time that changes, residents will be notified of the new contact.

More information is available on our website, [www.lamoillehousing.org](http://www.lamoillehousing.org). If you have any questions, comments or concerns, please do not hesitate to reach out to LHP Interim Executive Director Lucy Leriche, [lucy@lamoillehousing.org](mailto:lucy@lamoillehousing.org) or (802) 888-5714. Otherwise, we hope to see you on June 17!

Sincerely,

*Lucy Leriche*

## **Lamoille Housing Partnership (LHP)**

**MISSION STATEMENT** LHP collaborates with communities to create and preserve quality affordable housing opportunities in Hardwick and Lamoille County.

**ABOUT** Since 1991 LHP has developed and maintained 350 income eligible, subsidized and affordable rental apartments for households earning lower and moderate incomes through employment or social security. LHP's monthly rental rates reflect US Department of Housing & Urban Development's (HUD) housing affordability threshold, designed to ensure that households can afford housing and basic needs. LHP is the local provider of Support And Services At Home (SASH,) a free, statewide health and wellness program designed to support aging persons and persons with disabilities to age healthfully and independently at home.

**RECENT AND UPCOMING WORK** In 2023 LHP completed Village Center and Gordon Lane Apartments in Morrisville, creating 50 new, affordable rental apartments for people of all ages, abilities and backgrounds. Monthly rental rates range from \$650 to \$1,350\*, including heat and utilities. LHP is rehabilitating a recently closed residential care center into a 21 bed, year round homeless shelter expected to be completed in Spring 2024. (*\*Monthly rental rate for households earning 80% to 120% of area median income.*)

**SOCIAL IMPACT** In 2023, LHP supported more than 325 households with affordable homes including 104 households who were at risk of or survived homelessness prior to moving into LHP housing. Our homes provided children and adults with stable places to sleep and rest, do homework and play, cook meals, recover from illness and injury, feel safe, live close to their jobs, age in place, be part of a community, build financial stability and establish a sustainable path out of homelessness into stable, permanent housing.

**ECONOMIC IMPACT** LHP will pay a combined total of \$314,343 in property taxes during the 2023 and 2024 annual municipal tax cycles to the Towns of Stowe, Morrisville, Cambridge, Johnson and Hardwick. In the Town of Stowe, LHP will pay \$31,094 in property taxes. LHP's properties in the Town of Stowe include 1621 Pucker Street, Sylvan Woods Drive, and Riverbend Apartments which provides the community with 42 perpetually affordable apartments for local households.

**FUNDING PURPOSE, SOURCES & USES 501c3** LHP's affordable housing developments are initiated with charitable donations and Town Appropriated funds, and completed with federal and state resources. Phase one funding sources include donations and town appropriations; uses include local housing needs studies, feasibility studies, permitting, site assessments and environmental review. Phase one expenses are approximately 20% of a development's overall budget. Following phase one's successful completion, phase two funding sources become available; these include Vermont Housing & Conservation Board, Vermont Housing Finance Agency, Low Income Housing Tax Credits, Historic Rehabilitation Tax Credits, Vermont Community Development Program, and HOME Investment Partnerships Program. Phase two funding uses include land acquisition, building materials, and construction; phase two expenses are approximately 80% of a development's overall budget.

**CONTINUED LOCAL NEED** In October 2023, LHP had 13 vacancies and 629 waitlisted applicant households. Continued compounding pressures on Hardwick and Lamoille County's housing landscape include extremely low housing vacancy rates, homeownership and rental costs that significantly outpace incomes, sluggish housing production rates, population growth, rapid annual conversion of long term rental apartments to short term vacation rentals, plus destruction of hundreds of homes by 2023 flooding.

LHP requests \$6,000 in appropriated funds from the Town of Stowe to fund future affordable housing development in Hardwick and Lamoille County. Annually, LHP seeks to fundraise \$100,000 on a fiscal year timeline.

LHP is a 501c3 registered nonprofit, federal tax identification number: 22-3177209. Learn more, visit [www.lamoillehousing.org](http://www.lamoillehousing.org) or contact LHP's office, (802) 888 - 5714.



Stowe Electric Department  
PO Box 190  
435 Moscow Rd  
Stowe, VT 05672  
802-253-7215  
www.stowelectric.com

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May 29, 2024

**By First Class Mail and Electronically**

Re: Town of Stowe Electric Dept/§248(j)-upgrades to Wilkins Substation-Stowe  
Case number: 24-1553-PET

Dear Stakeholder:

The Town of Stowe Electric Department (SED) filed in ePUC a Petition for a Certificate of Public Good (CPG) pursuant to 30 V.S.A. §248(j) for Approval to Upgrade SED's existing Wilkins Substation with pre-filed testimony and exhibits on May 20, 2024. On May 28<sup>th</sup>, 2024, the Vermont Public Utility Commission ("Commission") determined that the petition is administratively complete.

You are entitled to notification of this filing and the opportunity to participate in the docket. The ePUC docket number is 24-1553-PET. You can find the docket online, including the petition and relevant files, at <https://epuc.vermont.gov/?q=node/89>. If you would like to review the files directly, you can access them here: <https://www.dropbox.com/t/gzbug7vTrk954IUj>. You can request paper copies of the petition and project documents by email, [mlazorchak@stowelectric.com](mailto:mlazorchak@stowelectric.com), or phone, 802-253-7215.

SED requested expedited approval of the CPG, because of the limited scope of the project. You may submit comments before July 1, 2024 regarding whether the petition raises a significant issue with respect to the substantive 30 V.S.A. § 248 criteria.

For information on public participation through public comment or intervention visit:

<http://puc.vermont.gov/document/public-participation-and-interventionproceedings-public-utility-commission> or <http://puc.vermont.gov/document/section-248j-procedures>.

If you have questions, please contact me directly.

Sincerely,

*Michael Lazorchak*

Michael N. Lazorchak  
Manager Regulatory  
Affairs Stowe Electric  
Department PO Box 190  
Stowe, VT 05672  
Phone: 802.253.7215  
[mlazorchak@stowelectric.com](mailto:mlazorchak@stowelectric.com)

Notice List:

Vermont Agency of Natural Resources [anr.notice@vermont.gov](mailto:anr.notice@vermont.gov)

Vermont Department of Public Service [DPS-PA@vermont.gov](mailto:DPS-PA@vermont.gov)

Attorney General of Vermont, [ago.info@vermont.gov](mailto:ago.info@vermont.gov)

The Department of Health, [AHS.VDHPublicCommunication@vermont.gov](mailto:AHS.VDHPublicCommunication@vermont.gov)

Vermont Historic Preservation Division, [accd.projectreview@vermont.gov](mailto:accd.projectreview@vermont.gov)

Vermont Agency of Transportation, [melissa.horwitz@vermont.gov](mailto:melissa.horwitz@vermont.gov)

Agency of Agriculture, Food and Markets, [agr.notice@vermont.gov](mailto:agr.notice@vermont.gov)

Town of Stowe Selectboard and Planning Commission, [csafford@stowevt.gov](mailto:csafford@stowevt.gov),

Lamoille County Planning Commission, [tasha@lpcvt.org](mailto:tasha@lpcvt.org)

Vermont Natural Resources Board, [nrb.comments@vermont.gov](mailto:nrb.comments@vermont.gov)



# ACT 250 JURISDICTIONAL OPINION

## JO 5-118

State of Vermont Natural Resources Board  
District 5 Environmental Commission  
10 Baldwin Street, Montpelier, VT 05633-3201  
802-476-0185  
<https://nrb.vermont.gov/>

This is a Jurisdictional Opinion based upon available information and a written request from the landowner/agent or other person. Any notified person or entity will be bound by this opinion unless that person or entity files a request for reconsideration with the District Coordinator or an appeal with the Superior Court, Environmental Division within 30 days of the issuance of this opinion (see below). This Opinion identifies Act 250 Jurisdiction only. Other permits may be required (e.g., <https://dec.vermont.gov/permits>). For more information, please contact the Agency of Natural Resources Environmental Assistance Office: (<https://dec.vermont.gov/assistance/permits>).

I hereby request a jurisdictional opinion from the District Coordinator regarding the jurisdiction of 10 V.S.A. Chapter 151 (Act 250) over the project described below.

Brian Sullivan, Esq.  
MSK Attorneys  
275 College Street  
Burlington, VT 05406

Landowner  Agent  Other

**Project Description:** Vermont RSA Limited Partnership and Cellco Partnership dba Verizon Wireless proposes to remove all of its existing antennas and RRHs on an existing 85' tall monopole tower and to replace them with the following: four (4) antennas, each measuring 72" by 11.9"; two (2) antennas, each measuring 28.9" by 15.8" and four (4) remote radio heads (RRHs), each measuring 14.96" by 14.96". As a result, the total number of antennas will decrease to six (6), and the total number of RRHs will decrease to four (4).

**Project Location:** The project site is located at the Town of Stowe wastewater treatment plant off River Road.

**Existing Act 250 permit number:** 100035-14

Project Type:  Commercial  Subdivision  Municipal/State  Mixed

**AN ACT 250 PERMIT IS REQUIRED:** No

**BASIS FOR DECISION:** The project does not constitute a material change pursuant to Act 250 Rule 2(C)(6).

DATE: May 20, 2024

/s/ Susan Baird  
Susan Baird, District Coordinator  
District 5 Environmental Commission  
[susan.baird@vermont.gov](mailto:susan.baird@vermont.gov)

*Any party may file within 30 days from the date of a decision of the District Coordinator a request for reconsideration with respect to the jurisdictional opinion, pursuant to Act 250 Rule 3(B). Any reply to a request for reconsideration shall be filed within 15 days of the service of the request, unless otherwise provided by the District Coordinator.*

*Any person aggrieved by an act or decision of a District Commission or District Coordinator, or any party by right, may appeal to the Environmental Division of Vermont Superior Court within 30 days of the act or decision pursuant to 10 V.S.A. § 8504. Such appeals are governed by Rule 5 of the Vermont Rules for Environmental Court Proceedings. The appellant must file a notice of appeal with the clerk of the court and pay any fee required under 32 V.S.A. § 1431.*

*The appellant must also serve a copy of the Notice of Appeal on the Natural Resources Board and on other parties in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings. The Natural Resources Board's copy may be sent to [NRB.Legal@vermont.gov](mailto:NRB.Legal@vermont.gov) and/or 10 Baldwin Street, Montpelier, VT 05633-3201.*

*Please note that there are certain limitations on the right to appeal, including interlocutory appeals. See, e.g., 10 V.S.A. § 8504(k), 3 V.S.A. § 815, and Vermont Rule of Appellate Procedure 5. For additional information on filing appeals, see the Court's website at: <http://www.vermontjudiciary.org/GTC/environmental/default.aspx> or call (802) 951-1740. The Court's mailing address is Vermont Superior Court, Environmental Division, 32 Cherry Street, 2nd Floor, Suite 303, Burlington, VT 05401.*

*The foregoing statements regarding requests for reconsideration and appeals are intended for informational purposes only. They neither supplant any rights or obligations provided for by law nor do they constitute a complete statement of the rights or obligations of any person or party.*

## CERTIFICATE OF SERVICE

I hereby certify that I, , Natural Resources Board Technician, District 5 Environmental Commission, sent a copy of the foregoing **Jurisdictional Opinion JO 5-118** by U.S. Mail, postage prepaid, on this May 20, 2024 to the following individuals without email addresses, and by electronic mail, to the following individuals with email addresses:

MSK Attorneys, Attn: Brian Sullivan  
275 College Street  
Burlington, VT 05406  
bsullivan@mskvt.com

Stowe Selectboard  
PO Box 730  
Stowe, VT 05672  
wfricke@stowevt.gov

Stowe Planning Commission  
PO Box 730  
Stowe, VT 05672  
smcshane@stowevt.gov

Lamoille County Planning Commission  
PO Box 1637  
Morrisville, VT 05661  
Seth@lpcvt.org  
georgeana@lpcvt.org

Agency of Natural Resources  
1 National Life Drive, Davis 2  
Montpelier, VT 05620-3901  
anr.act250@vermont.gov

### **FOR INFORMATION ONLY**

Stowe Town Clerk  
Penny A. Davis  
PO Box 730  
Stowe, VT 05672  
[townclerk@stowevt.gov](mailto:townclerk@stowevt.gov)

State of Vermont  
Dept. of Public Service  
112 State Street, Drawer 20  
Montpelier, VT 05620-2601  
barry.murphy@vermont.gov  
PSD.VTDPS@vermont.gov

Vermont Agency of Transportation  
Barre City Place  
219 N. Main Street  
Barre, VT 05641  
AOT.Act250@vermont.gov

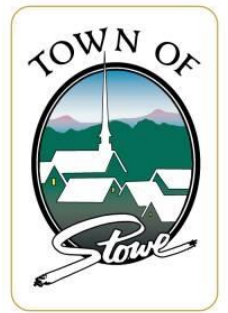
Vermont Agency of Agriculture, Food and  
Markets  
116 State Street, Drawer 20  
Montpelier, VT 05620-2901  
AGR.Act250@vermont.gov

Vermont Division for Historic Preservation  
National Life Building, 6th Floor, Drawer 20  
Montpelier, VT 05620-0501  
ACCD.ProjectReview@vermont.gov

Natural Resources Board Chair  
10 Baldwin Street  
Montpelier, VT 05633-3201  
[NRB.Legal@vermont.gov](mailto:NRB.Legal@vermont.gov)  
[nrb.act250agenda@vermont.gov](mailto:nrb.act250agenda@vermont.gov)

*/s/ Lori Grenier*  
Natural Resources Board Technician  
802-476-0185  
NRB.Act250Barre@vermont.gov





**Town of Stowe  
Development Review Board  
Meeting Minutes – May 21<sup>st</sup>, 2024**

A regular meeting of the Development Review Board was held on Tuesday, May 21<sup>st</sup>, 2024, starting at approximately 5:00 pm. The meeting was held at the Stowe Town Office with remote participation using the “Zoom” application.

**Members Present:** Drew Clymer, Tom Hand, Mary Black, Patricia Gabel, David Kelly, Andrew Volansky

**Staff Present:** Ryan Morrison - Deputy Zoning Administrator, Piper Van Kerkhove - Planning & Zoning Assistant

**Others Present in Person:** [See sign-in attendance sheet]

Meeting Chair Clymer called the meeting to order at approximately 5:00pm.

The board approved the agenda for the meeting.

**Development Review Public Hearings**

**Project #: 7334 (Cont. from 4/2)**

**Owner: Ampersand Properties LLC Attn: Ken Biedermann**

**Tax Parcel #: 06-088.200**

**Location: Mountain Road /06-088.200**

**Project: Partial Review of General Layout & Meadowland Overlay District [§8.1(4)(2)]**

**Zoning: MRV**

Chair Clymer stated that the applicant asked for a continuance.

M. Black motioned to continue the hearing to July 16<sup>th</sup>.

T. Hand seconded the motion; the motion passed unanimously.

**Project #: 7308 (Cont. from 4/2)**

**Owner: Allison & David Kouba Vermont Trustees: David and Allison Kouba**

**Tax Parcel #: 11-114.050**

**Location: 202 Majestic Heights**

**Project: Construct a New Single-Family Dwelling and Associated Improvements, RHOD Review**

**Zoning: RR5/RHOD**

Chair Clymer swore in participants Bill Moore and George McCain, representing the property owners.

B. Moore introduced the project by stating that he has prepared images of the site, a clearing plan, septic plan, and details about the building materials.

44 Chair Clymer asked for a description of the clearing plan.

45

46 B. Moore stated that they plan to thin the trees overlooking the ridge to create a better view for the  
47 residents.

48

49 Chair Clymer stated that the trees are essential to screening the property.

50

51 T. Hand stated that he wants the trees they plan to clear to be flagged/identified.

52

53 B. Moore stated that they would have a wet pond that would be used for storm water management.

54

55 Chair Clymer stated that there was a request for a site visit.

56

57 M. Black motioned to continue the hearing to June 18<sup>th</sup>, with a site visit before the meeting.

58

59 A. Volansky seconded the motion. The motion passed unanimously.

60 **Project #: 7355**

61 **Owner: Jameson Partners LLC 926 & 928 Pitt St LLCS & Donahue N & K**

62 **Tax Parcel #: 07-034.000**

63 **Location: 782 Mountain Rd**

64 **Project: Partial Review of Third-Story Building Height Waiver Per Section 10.9**

65 **Zoning: HT/FHD**

66

67 Chair Clymer swore in participants Aaron Stewart, Allen Spencer, and Nick Donohue. DRB member  
68 Tom Hand recused himself from the review.

69

70 A. Stewart introduced the project and explained their need for a height waiver to allow the  
71 proposed three-story building.

72

73 A. Stewart stated that the existing Springer-Miller building is 42 feet tall, and that their building is  
74 designed to be 34 feet tall at the peak of the building.

75

76 A. Stewart stated that the proposed use of the building is a retirement home and will house a  
77 population that is primarily of retirement age.

78

79 P. Gabel inquired about how a retirement home is different than a typical apartment building.

80

81 A. Stewart stated that it will have more community space, storage, and larger gym, than a normal  
82 building.

83

84 M. Black asked if most of the units are designed to be ADA units.

85

86 A. Stewart stated that most units are not designed to be ADA accessible but designed with  
87 accessibility in mind. He stated that they are also working with the fire department to ensure the  
88 building easily accessible by emergency vehicles, as they expect calls to the building to be more  
89 frequent.

90

91 The board gave the project a positive response to the requested height waiver for the proposed  
92 three-story building.

93  
94 M. Black motioned to continue the hearing to August 6<sup>th</sup>.

95  
96 A. Volansky seconded the motion; the motion passed unanimously.

97  
98 **Project #: 7360**

99 **Owner: TJVT LLC**

100 **Tax Parcel #: 07-107.000**

101 **Location: 504 Mountain Rd**

102 **Project: Modify Project 6265 - Increase School to 45 Students and 5 Staff Members**

103 **Zoning: HT**

104  
105 Chair Clymer swore in participant Sarah Tousignant.

106  
107 S. Tousignant introduced the project and stated that they would like to change the summer camp  
108 they run to be its own entity, increase the number of students, and change the name of the summer  
109 camp.

110  
111 Chair Clymer asked if the hours of pick-up and drop-off were for the school or camp.

112  
113 S. Tousignant stated that the hours were the same for both the school and camp.

114  
115 D. Kelly asked if the number of students in the school would also change.

116  
117 S. Tousignant stated that the number of students in the after-school care may increase, but not in  
118 the school.

119  
120 D. Kelly asked if there had ever been an issue with parking.

121  
122 S. Tousignant stated that there had not.

123  
124 M. Black motioned for the Zoning Administrator to draft findings of fact in favor of project #7360.

125  
126 D. Kelly seconded the motion; the motion passed unanimously.

127  
128 **Other Business:**

129  
130 None.

131  
132 **Approval of Minutes:**

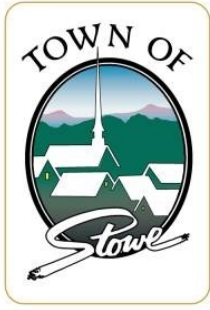
133  
134 M. Black motioned to approve the meeting minutes from May 7<sup>th</sup>, 2024.

135  
136 P. Gabel seconded the motion; the motion passed unanimously.

137  
138 At 6:30pm the meeting was adjourned.

139

140 Respectfully Submitted,  
141 Piper Van Kerkhove  
142 Planning and Zoning Assistant



**TOWN OF STOWE  
PLANNING COMMISSION  
Meeting Minutes  
May 20, 2024**

The Town of Stowe Planning Commission held a regular meeting on **Monday May 20, 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, Jill Anne, Brian Hamor, John Muldoon, Chuck Ebel, and Neil Percy. Staff Sarah McShane was 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 [05/06/2024]**

C.Ebel motioned to approve the meeting minutes from May 6<sup>th</sup>. B.Davison seconded. The motion passed unanimously.

**Stowe Town Plan Update –Settlement Patterns & Land Use**

Following a slight delay for staff to print an additional map, staff began the conversation by reminding the Commission that during their last meeting they agreed to first focus their discussion on settlement patterns and land use. Staff provided several presentation slides to guide the conversation and a binder of reference materials. She first explained that state statute dictates the requirements for municipal plans and that they must be consistent with the goals established in Section 4302 and compatible with approved plans of other municipalities in the region and with the regional plan. Members briefly reviewed the fourteen statewide planning goals and the requirements for a land use plan- consisting of a map and statement of present and prospective land uses. Members broadly discussed the terms land use and settlement patterns and what they mean. Members briefly discussed factors that influence land use and settlement patterns. N.Percy suggested that it would be interesting to see a map of all zoning activity over the last ten years. J.Muldoon added that it would also be interesting to see a map locating homestead properties. Members briefly discussed the STR registry and the data that it will provide. B.Hamor inquired about the capacity of our water and sewer systems and suggested the Commission first better understand water and sewer capacity, evaluate the zoning districts impacted by Act 47, and then discuss where additional development should be encouraged. Staff explained that DPW Director Harry Shepard will be in attendance at the next meeting to provide an overview of municipal water and sewer systems. J.Muldoon suggested closely reviewing the Act 47 definition of 'area served by municipal water and sewer infrastructure'. C.Ebel wondered whether the capacities of water and sewer systems were in sync or different. H.Snyder inquired about the Meadowland Overlay District and the restrictions it carries. Members discussed tools to manage affordable housing including inclusionary zoning. M.Lonetto shared a scenario of vacant/underutilized neighborhoods, denser commercial areas, and balancing the areas where density is located. Members discussed where density makes sense and traffic concerns in commercial areas. J.Muldoon shared an inclusionary zoning example from Telluride, Colorado. N.Percy suggested including recommendations such as impact fees to see how the community responds. Members reviewed the existing land use plan and map, the sewer service area map, water service areas, and Act 47 – definition of served by water and sewer service area. Following discussion staff re-capped her notes for topics to explore further- i.e., review plans of adjacent communities and regional plan; review zoning districts, purposes, and overlay districts; develop map showing residential development activity; develop map showing location of homestead properties; etc. Members discussed next steps. Staff updated the Commission and explained that she is continuing to work with the engagement consultant. An engagement partners

meeting is planned for next week; Commission members were encouraged to attend if available/interested. Commission members commented on the project logo and name which is now finalized- Stowe 2050.

**Discussion- Formation of a Housing Subcommittee**

M.Lonetto mentioned that during their last meeting the Selectboard discussed interest in creating a separate Housing Committee and suggested rather than the Commission forming a subcommittee, the Commission should consider recommending to the Selectboard that the Housing Committee be charged with certain tasks. Members briefly discussed and agreed it made sense not to form a subcommittee at this time and that certain tasks may be appropriate for a Housing Committee. Members felt a Planning Commission representative should serve on the Housing Committee; staff has also made the same recommendation to the Town Manager. N.Percy reminded the Commission that they only have ±30 meetings to develop the plan. M.Lonetto reviewed applicable tasks leftover from prior Commission discussions including ways to enforce the intent of Act 47 as it pertains to new development, examining opportunities for public-private partnerships on town-owned land, possible deed restriction/rent cap programs, etc. Staff will prepare a draft recommendation letter for Commission review.

**Updates/Correspondence/Other Business**

Members were provided with correspondence regarding wakeboarding on the Waterbury Reservoir. The Commission received the information but took no action.

**Review Upcoming Meeting Schedule**

Next PC Meeting Date- 6/3/2024.

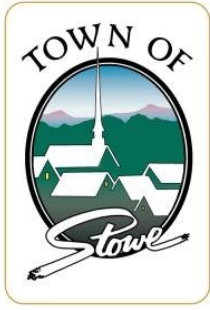
The meeting adjourned at approximately 7:10 pm.

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



## **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 20<sup>th</sup>. 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





**Town of Stowe  
Conservation Commission  
Monday May 13, 2024  
MEETING MINUTES**

A regular meeting of the Conservation Commission was held on Monday May 13, 2024, at 5:30 pm in the Memorial Room of the Stowe Town Office.

Members in Attendance: Jacquie Mauer, Kay Barrett, Catherine Gott, Colleen McGovern, Phillip Branton, and Seb Sweatman. Staff in Attendance: Sarah McShane. Others in Attendance: Brooke Fleischman, Steve Hagenbuch, and Peter Danforth.

**Call to Order**- J.Mauer called the meeting to order shortly after 5:30 PM.

**Public Comments & Adjustments to the Agenda** – J.Mauer suggested modifying the agenda to move the river erosion discussion to later in the agenda. C.Gott asked to include a re-cap of Green Up Day. Commission members agreed to the suggested modifications.

**Election of Officers & Review Rules of Procedure** - Staff assisted in the nomination process and explained the responsibilities of the Chair, Vice-Chair, and Secretary. P.Branton motioned to nominate J.Mauer as Chair. K.Barrett seconded the motion- the motion passed unanimously. K.Barrett motioned to nominate C.Gott as Vice Chair. C.McGovern seconded the motion- the motion passed unanimously. K.Barrett motioned to nominate C.McGovern as Secretary. The motion was seconded by P.Branton and passed unanimously.

**Review Meeting Minutes [03/25/2024]** On a motion by C.McGovern, seconded by P.Branton, the minutes of the prior meeting were approved unanimously.

**Intervale Conservation Nursery- Seed Collection Request – Mayo Farm**

Brooke Fleischman, Seed Coordinator from Intervale Conservation Nursery was present and described her seed collection proposal. She explained that she is scouting locations around Mayo Farm and the Quiet Path to collect Balsam Poplar, Quaking Aspen, and Shrub Willow cuttings- all of which are dispersed by wind. The collection procedures involve gathering small clippings with a pole- collecting approximately 20% of the available pods. She described that Stowe is centrally located- within a seed zone more similar to the Northeast Kingdom. The cuttings are propagated and used for conservation riparian plantings across the state. P.Branton motioned to approve the Intervale's proposal, C.Gott seconded the motion. The motion passed unanimously.

**Continued Discussion- Sterling Forest Management Plan Update**

***Steve Hagenbuch – Audubon Forest for the Birds Project***

Steve Hagenbuch of Audubon Vermont was in attendance. He explained his prior involvement in Sterling Forest with the Forest for the Birds Project. He explained that he began working on the project in 2010 with Michael Snyder when he was County Forester. Sterling Forest was a formal demonstration site with the goal of managing the forest with birds in mind. He explained the project involved creating improved bird habitat through active forest management. Along Maple Run several patch cuts were created to help encourage early successional forest habitat for specific birds. He explained the different services that Audubon Vermont offers. Members generally discussed the Commission's goals and purpose(s) for preparing updates to the management plan. S.Hagenbuch described the reasons why one might manage

lands, different management types/strategies, and explained that Vermont forests are generally young in forest terms. Members discussed the different management strategies and how actively managed forests help diversify and improve resiliency. Members discussed old growth forests and how if forests are not managed, that is a management decision/strategy itself.

S.Hagenbuch described how birds respond quickly to changes in forests- compositional, structural, and species diversity. He added that by using patch cuts as a management tool it speeds up the natural successional process- a side benefit are the forest products obtained. Members discussed the bird surveys conducted before and after the harvest project along Maple Run. S.Hagenbuch volunteered to complete another bird survey. Early successional forests are generally ten to fifteen years in age; regeneration slows as the forest canopy closes in. Members discussed how homogenized forest negatively impacts wildlife and resilient trees are ones that are vigorously growing with a fuller crown. Members discussed beech bark scale disease. S. Hagenbuch will conduct a bird survey in the coming weeks/month and provide bird based information to help inform the management plan.

### **Opportunities to Reduce River Erosion -Lamoille Conservation District**

Peter Danforth with Lamoille County Conservation District was present. He explained that if the town is interested, the Lamoille County Conservation District could help obtain state and/or federal funding for riparian plantings. Using grant funds, the Town could either hire a contractor to install the plantings or coordinate a volunteer project. P.Danforth shared his recent assessment and different grant options. He showed an aerial image with 50-100ft riparian buffer areas highlighted. He described one possible erosion strategy of a terraced buffer with willow plantings at the toe of the bank and opportunities to open the floodplain and reduce floodwater force. C.McGovern inquired about beavers and whether they impact the design of the planting. Members discussed Moscow Rec Field and recent flooding impacts. S.McShane noted that the Mayo Farm agricultural lands are currently leased and not available but could be revisited when the lease expires. P.Danforth agreed to check out Moscow Rec Fields and damage to the recent riparian plantings.

### **Friends of the Winooski- Water Quality Testing Project**

S.McShane distributed sampling bottles and field information sheets. Members agreed to sample the assigned sites and drop off collected samples tomorrow morning. S.McShane explained that collected samples need to be dropped off in the red cooler at the rear entrance of the Town Office to be transported to Waterbury later in the day.

**Moscow Rec Field – Stewardship Visit** (fallen trees). This discussion item will be discussed at a later meeting.

**Green Up Day Follow-Up**- This discussion item will be discussed at a later meeting.

**Other Business** - None

The meeting adjourned shortly after 7:00 pm.

Respectfully submitted,  
Sarah McShane- Planning & Zoning Director

Recreation Commission Regular Meeting

May 16, 2024

DRAFT

2 The regular Recreation Commission meeting was held May 16 at the Stowe Community Room starting at 5:00 P.M.

3 Members present: Ryan Thibault Julian Roscioli-Barren, Jared Annello, Lyn Goldsmith, Matt Frazee.  
Absent: Brett Loomis, Forrest Shinnars Audience: Bob Davison, Michael Diender, Julie Roick,

4 **5:00pm called to order. Agenda Approved**

5 **Tennis/Pickleball Courts**

6 Matt stated that the proposal for Sport Court surfacing of the courts was pulled from the Selectboard agenda because Sport Court Northeast indicated that they would not offer any warranty on the site work and were not willing to bid on the removal/repair/replacement of the fence due to existing high-water table and subsurface conditions. The group discussed different options for how to move forward. Following discussion, the motion was made to continue to seek assessments and estimates for short-term repairs and to plan to submit FY26 capital request for next phase planning toward building new courts by Parks building.

7 **Labyrinth Proposal**

8 Julie Roick presented a proposal to construct a concrete-based labyrinth in Thompson Park. She indicated that all funds to pay for the materials and construction would be raised and it would be a donation to the Town. The group discussed the construction process and decision to use concrete and provided feedback that the Selectboard would require construction cost estimates and details. Matt said a donation would have to specify any terms or conditions and it may need to go to Conservation Commission before Selectboard and would have to verify there are not zoning issues. Matt said he would contact planning and zoning to find out more information and get back to Julie directly. RC indicated they were supportive of the project concept.

9

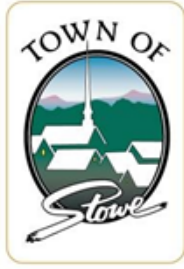
10 **Other business**

11 Lyn said she has been getting quotes for sign for Quiet Path and they are cheaper online. She is planning on recommending certain locations. She also said she wants the drainage ditches either fenced or filled in on Mayo A because dogs can get sick drinking the water. Matt said they are functioning drainage and he will reach out to Harry Sheppard to explore solutions.

**7:03 p Meeting adjourned.**

Respectfully Submitted

Matt Frazee



**Town of Stowe- Historic Preservation Commission  
Meeting Minutes – May 15, 2024**

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday May 15, 2024, at approximately 5:15 pm.

Participation was in person at the Akeley Memorial Building, online or telephone via Zoom.

**Members Present:** McKee MacDonald, Shap Smith, George Bambara, Tyson Bry, Cindy McKechnie, and Chris Carey (alternate)

**Staff Present:** Ryan Morrison

The meeting was called to order by McKee MacDonald (chair) at 5:15pm.

Project #: 7372

Owner: J & B & Sons Construction, Inc.

Tax Parcel #: 07-078.000

Location: 1234 Pucker St

Project: Replace windows and siding

Zoning: RR2

John Schindler presented the project. The project is to replace windows on the structure with 2/2 double hung windows, vinyl siding & trim with wood clapboard siding and wood trim, and doors. The barn section siding will be replaced with board and batten siding. In addition, the applicant would like to replace deck railings with prefabricated railings. The chimney will be repointed but will remain. All existing window shutters will be removed. The applicant would also like to install clapboard or vertical board siding to close in the underside of the deck. Shap Smith motioned to approve the project as presented but return to the HPC with deck railing details, Chris Carey seconded. The motion carried, and the project will be approved as a minor after the deck railing information is provided.

Project #: 7387

Owner: Lillian M Boardman, Brian M & Susan B Boardman

Tax Parcel #: 06-090.010

Location: 57 Meadow Lane

Project: Install shed

Zoning: HT

Lilly Boardman presented the project, which is to install an 80 sf garden shed behind an existing accessory building. The shed will have no exterior lighting. George Bambara motioned to approve the project as presented, Cindy McKechnie seconded. The motion carried. The project was approved as a minor.

Project #: 7388

Owner: 1500 Edson Hill Holdings LLC

Tax Parcel #: 11-029.000

Location: 1500 Edson Hill Rd

Project: Demolish and reconstruct an existing barn

Zoning: RR5

Peter Heintzelman and Tyler Mumley presented the project. The proposal is to demolish an existing barn structure and replace it with a new barn structure, similar in size and appearance. The barn was built around 1960. The replacement barn would be sided with board and batten siding, would contain a long gable, metal roof, and would have 6/6 windows. McKee MacDonald informed the applicant that their submittal is lacking the necessary information for the HPC to consider in moving forward with a recommendation on the application. Items that are lacking include a structural engineer's report documenting the structural status of the building, and reasoning as to which criteria for demolition the applicant intends to fall under. The applicants noted that the existing barn is simply a pole barn sitting on top of asphalt. The HPC recommended that the applicants also return with renderings that show how the replacement barn will look next to the ski center building that is to remain. In addition, add any exterior HVAC units or similar exterior mechanical equipment to the project plans. Shap Smith also noted that they may want to consider including rooftop snow guards above the doors. The applicant is expected to return a future HPC meeting with additional information.

Project #:7385

Owner:Maple Corner Investments LLC

Tax Parcel #:7A-135.020

Location:59 Mountain Rd #b

Project:Continuation of Permit #7184 and request for SHPC approval of building renovations

Zoning: VC10/SHOD

Andrew Volansky presented the project. The project is to make a few exterior changes to the previously approved blacksmith rebuild project (Project #7184). Changes include: adding a wood stove flue out of the roof, and extending the existing chimney to aid in wood stove draw. On the riverside elevation (north): eliminate the steel mesh enclosure, relocate a window and door on the upper floor, and add a window in the gable end of the historic portion of the building. Shap Smith motioned to approved the project as presented, seconded by Tyson Bry. The motion carried. The project was approved as a minor.

Project #:7386

Owner:Maple Corner Investments LLC

Tax Parcel #:7A-135.000

Location:57 Mountain Rd

Project:Add covered ADA ramp

Zoning: VC10/SHOD

Andrew Volansky presented the project, which is to remove the existing ADA ramp and construct a new covered ADA ramp to the north side of the building. The building's roof will be extended to cover the ramp. The ramp will be 32 ft in length, and some landscaping will be altered to accommodate the design. The ramp will be entirely wood, and trim and railing will match that of existing on the building. Shap Smith motioned to approve the project as presented, seconded by George Bambara. The motion carried. The project was approved as a minor.

Project #:7148

Owner: 91 Main LLC

Tax Parcel #:7A-043.000

Location: 91 Main Street

Project:Install dumpster enclosure

Zoning: VC10/SHOD

McKee MacDonald presented the project, which is to install a dumpster enclosure fence. The fence type is the same as what was recently approved for the development at 109 Main Street. Chris Carey motioned to approve the application as presented, seconded by Tyson Bry. The motion carried. The project was approved as a minor.

**Other Business: Chair and Vice Chair Election.** Shap Smith made the motion to elect McKee MacDonald as Chair of the HPC. The motion was seconded by Cindy McKechnie and passed unanimously. George Bambara made the motion to elect Sam Scofield as Vice Chair of the HPC. The motion was seconded by Chris Carey and passed unanimously.

**Review Meeting Minutes:**

No changes or edits were made to the prior meeting minutes.

The meeting adjourned.

Respectfully submitted,  
Ryan Morrison, Deputy Zoning Administrator

Draft

Board of Listers Minutes

Town of Stowe May 23, 2024

The Board of Listers met on Thursday, May 23, 2024 at 10:00 AM in the Listers office.

Present: Listers Paul Percy, Adam Davis, Jeff Jackson, Town Appraiser Tim Morrissey, and Appraiser Tom Vickery.

The Board reviewed the Listers Minutes from the April 25, 2024 meeting. Adam made a motion to approve the minutes, seconded by Jeff with all in favor.

Tim presented the Board with a new ratio study of all the R1 and R2 properties in Stowe from 4/1/21 to 4/1/24. He indicated that Sales activity has slowed down over the past few months, which is typical for this time of year. No trends are currently evident showing a change in market sales prices. The Board went over the study and asked questions. Tim and Tom will be reviewing the higher valued properties over the next few weeks.

Tom said all the Condominium and Commercial property assessments have been completed except for the Vail Ski Resort, the fractional interest property at Spruce Peak and two at the Top of the Toll Road. Tom will be meeting next week with Vail Ski Resort.

Tim said that he wants Debbie to continue working 12 hours a week after the Reappraisal is completed. Tom thinks it's a good idea due to the increased workload in the Listers Office over the past several years. Her wages will be paid from the Reappraisal Fund which would fall under Grand List maintenance which is allowed per State of Vermont Reappraisal Fund guidelines. Adam made a motion to have Debbie continue to work part time for 12 hours a week after the reappraisal is completed, seconded by Jeff with all in favor. Tim will discuss it with Town Manager Charles Safford.

Tim thought it would be a good idea to meet next month and the Listers agreed to meet on June 13 at 10:00 am to review more reappraisal data.

Adam made a motion to adjourn, seconded by Jeff with all in favor.

The meeting adjourned at 11:00 AM

Respectfully submitted,

Tim Morrissey

## **Minutes: Stowe Electric Board of Commissioners' Meeting**

April 17, 2024, at 8:30 am at Town of Stowe Electric Department Conference Room with remote participation available via Zoom.

### **Present:**

BOARD MEMBERS: Larry Lackey, Chair and Sara Teachout, Vice-Chair

STAFF: Jackie Pratt, General Manager (via Zoom), Brent Lilley, Director of Operations; Sarah Juzek, Director of Finance; Michael Lazorchak, Manager of Regulatory Compliance; Amber Ives, Clerk of the Board

**Call to Order:** L. Lackey called the meeting to order at 8:38 am.

### **Agenda Approval:**

L. Lackey moved to modify the warned agenda and enter into Executive Session as the third item of business to accommodate Board member availability. All were in favor and the modified agenda was approved.

### **Approval of March 20, 2024, Meeting Minutes:**

On a motion made by S. Teachout and seconded by L. Lackey, the minutes of March 20<sup>th</sup> were approved.

### **Executive Session:**

At 8:41 am, L. Lackey moved to enter into executive session to discuss both a litigation matter and the collective bargaining agreement. S. Teachout seconded the motion, and it was approved.

The Board of Commissioners invited P. Waugh to join the discussion along with themselves and J. Pratt.

At 9:15, the Board of Commissioners and J. Pratt returned to open session.

S. Teachout moved that the Stowe Electric Board of Commissioners ratify the collective bargaining agreement between Stowe Electric Department and the International Brotherhood of Electrical Workers (IBEW) Local Union #300 for the period of April 1, 2024, through March 31, 2027. L. Lackey seconded the motion, and it was approved.



L. Lackey thanked P. Waugh, J. Pratt and all those involved in negotiating the agreement and noted that he looked forward to a productive relationship with the IBEW members over the next three years.

### **Financial Reports:**

The Board of Commissioners and S. Juzek discussed Stowe Electric Department's five-year Cash Flow Forecast. L. Lackey confirmed that nothing substantial had changed since last meeting, and thanked S. Juzek for creating the model, as well as integrating Energy New England's (ENE) extended power forecast into Stowe Electric Department's Cash Flow Forecast.

### **Legislative & Regulatory Update:**

The Board of Commissioners and M. Lazorchak discussed the Vermont Renewable Energy Standard statute (RES), RES Tier III rebates, low-income standards, and upcoming changes to legislation.

### **General Manager Highlights:**

J. Pratt informed the Board of Commissioners that SED was awarded a grant of \$125k from the American Public Power Association's (APPA) Demonstration of Energy & Efficiency Developments (DEED) program toward the purchase of the rubber bladder system for the Smith's Falls Dam.

The Board of Commissioners and staff also discussed the importance of hardening the Mountain Line, as well as load capacity of the system and potential ways to improve it.

### **Other Business:**

The date of the next scheduled Board of Commissioners meeting was moved from May 22, 2024, to May 29, 2024.

L. Lackey scheduled a special meeting for the Board of Commissioners and J. Pratt for April 24, 2024, at 5pm.

There being no further business, the meeting was adjourned at 9:48 am.

Respectfully Submitted,

*Amber Ives*

Amber Ives

Clerk of the Board

## **Minutes: Stowe Electric Board of Commissioners' Special Meeting**

April 24, 2024, at 5:00 pm via Zoom.

### **Present:**

BOARD MEMBERS: Larry Lackey, Chair; Sara Teachout, Vice-Chair and Mark Gilkey, Commissioner

STAFF: Jackie Pratt, General Manager

**Call to Order:** L. Lackey called the meeting to order at 5:02 pm.

### **Executive Session:**

At 5:04 pm, L. Lackey moved to enter Executive Session to discuss a litigation matter. S. Teachout seconded the motion, and all were in favor. J. Pratt was invited to join Executive Session.

At 5:13 pm, S. Teachout moved to exit Executive Session. The motion was seconded by M. Gilkey, and all were in favor.

### **Open Session:**

At 5:14 pm, L. Lackey moved that the Town of Stowe Board of Electric Commissioners hereby ratifies and approves the Settlement Agreement reached in the matter of Winer v. Town of Stowe d/b/a Stowe Electric Department dated April 5, 2024 and authorizes the General Manager to take all actions necessary for the Town of Stowe Electric Department to implement the terms of the agreement. The motion was seconded by M. Gilkey, and unanimously approved.

M. Gilkey moved to adjourn the meeting at 5:15 pm. S. Teachout seconded the motion, and all were in favor.

Respectfully Submitted,

*Amber Ives*

Amber Ives, Clerk of the Board



DRAFT

**Stowe Energy Committee  
May 23, 2024**

**Present:**

In Person: Catherine Crawley, Marina Meerburg, Cap Chenoweth, Andrew Rianhard, Elizabeth Soper  
Via zoom: Robi Artman-Hodge  
Absent: Julia Biedermann

**Attendees:**

Assistant Town Manager Will Fricke, Planning and Zoning Director Sarah McShane

**Call to Order**

Energy Committee Chair Catherine Crawley called the meeting to order at 5:30pm.

**Review & Approve Minutes**

Catherine Crawley requested edits to the April 25 minutes. Cap Chenoweth moved to approve the minutes as amended, Marina Meerburg seconded. All were in favor.

**Elect Officers**

Marina Meerburg moved to elect Catherine Crawley as Energy Committee Chair. Cap Chenoweth seconded. All were in favor.

Elizabeth Soper moved to elect Robi Artman-Hodge as Energy Committee Vice Chair. Catherine Crawley seconded. All were in favor.

**Town Plan Discussion & Energy Priorities**

Planning and Zoning Director Sarah McShane presented an overview of the Town Plan and the update process. She noted that the Energy Committee is an implementation partner. Robi Artman-Hodge asked who within the Town enforces the Town Plan. Sarah McShane said that it sets goals, policies, and implementation tasks, and those implementation tasks are assigned to different municipal groups and outside groups like Stowe Area

Association, Stowe Trails Partnership, etc. that the Town relies on to implement whatever goal it may be. She also said the Town Manager submits agenda summaries to the Selectboard, and each agenda summary has a section to explain how each agenda item conforms with the Town Plan. She also noted that the Town Plan is not a regulatory document.

Sarah McShane said that throughout the Summer they are targeting July 4 as a kickoff for the Town Plan community engagement process and are planning to have lots of community engagement activities and events throughout the Summer. She invited the committee to attend the Stowe 2050 Community Engagement Partners Meeting at the Stowe Library on May 30.

The Energy Committee then discussed their plan to update the energy section of the Town Plan. Elizabeth Soper suggested having a series of working meetings dedicated to people coming prepared with comments and edits to the energy section. The committee discussed having a shared document where they can make their edits. Will Fricke said they should instead do the work in public session, and they should be warned as working sessions. The committee reviewed their previous draft edits to the Town Plan from 2022, primarily with respect to updates that could encourage or simplify solar energy adoption. Will Fricke offered to reach out to the SolSmart program to ask they send a representative to the July 25 Energy Committee meeting to discuss local government solar energy regulations.

Catherine Crawley asked the committee to look at the 2022 draft edits to the energy section of the Town Plan and come to the next meeting on June 27 with comments and suggestions. She noted that she will not be at the next meeting.

### **Other Business**

Catherine Crawley said the Town will amend the equipment fund to purchase a 60 inch electric zero turn and a 72 inch gas zero turn at the June 12 Selectboard Meeting. She noted that Andrew Rianhard attended a demo this week and provided notes to the Parks and Rec Director.

The Energy Committee discussed the student representative position and advertising the position in the newspaper and at Stowe High School.

Will Fricke said that a new bill passed by the State Legislature, if signed by the Governor, would allow the Energy Committee to meet virtually past July 1, if desired.

### **Adjournment**

There being no other business, Chair Crawley adjourned the meeting at 6:16pm.