

Agenda Summary
February 15, 2025

Agenda Item No. C-1

Other Business – Manager’s Report

Stowe 2050 Survey Results: With support from the Department of Planning & Zoning, the Planning Commission conducted a traditional community survey from October to January as part of the Stowe 2050 community engagement efforts. The survey received a total of 679 responses. Survey results are enclosed.

Legislative Night: Stowe’s senate delegation is tentatively scheduled to be at the April 9 Selectboard meeting.

Housing Consultant: CommunityScale, Stowe’s housing consultant working with the Housing Task Force, is tentatively scheduling a community workshop for Tuesday, May 6 at 5:30pm. Location TBD.

Act 250 Notices:

No new Act 250 notices.

Minutes: Enclosed are the following minutes:

- Development Review Board – February 18
- Planning Commission – February 17
- Conservation Commission – February 10
- Recreation Commission – February 5
- Historic Preservation Commission – February 5, February 19
- Housing Task Force – January 8, January 29

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.



Stowe 2050 Survey

Final Data – Preliminary / Simple Export

January 30, 2025

Prepared by Community Workshop LLC

October 15 - January 30	679	507
Dates open (2024-2025)	Total responses	Completed responses

Survey Data Export Notes and Cautions

This document is a simple export of *all Stowe 2050 survey response data*, upon closure of the survey. It should be considered a preliminary snapshot of the survey results, but it does not include any analysis or interpretation. **It should not be considered a complete or accurate snapshot of Stowe community opinions on these questions.**

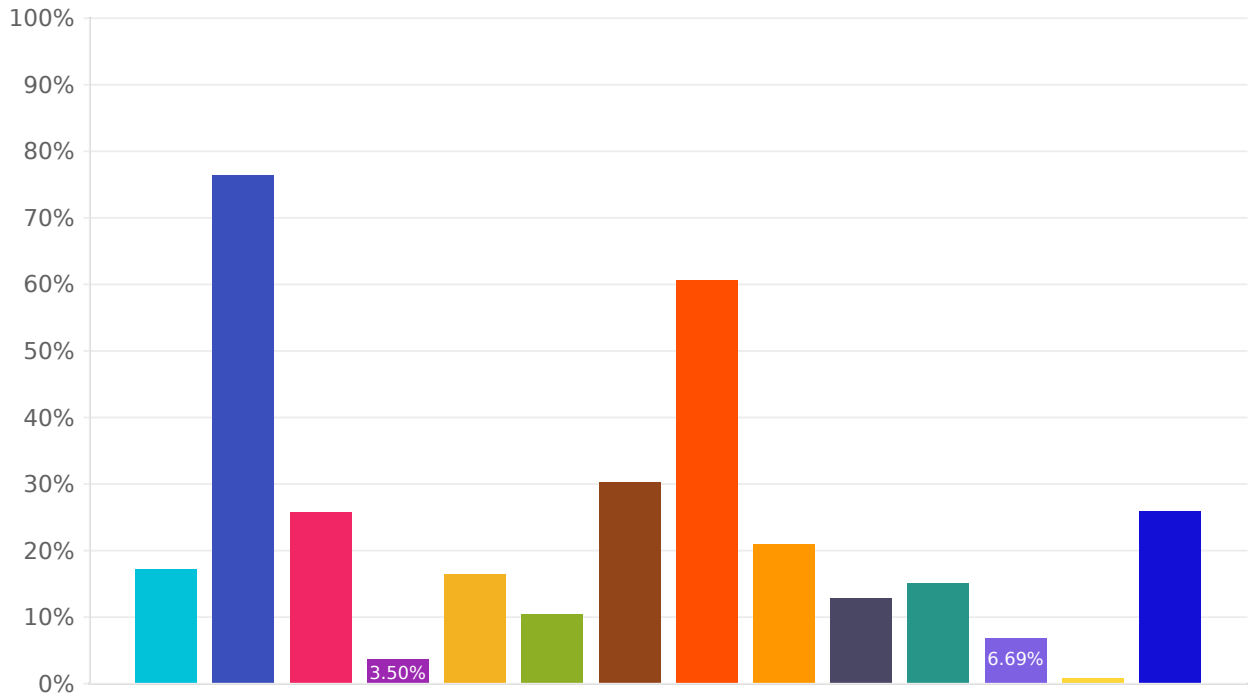
Key Points

- This survey is not statistically significant. Quantitative data should be considered an estimate but will have a range of error.
 - The overall number of responses is excellent and very high for a small town planning survey.
 - The number of responses for each question may differ. The number can be quite small for “segmented” questions that only some respondents would see (such as questions for visitors or business owners).
- Respondents include a wide range of perspectives and people in Stowe, but they are not fully representative of Stowe’s demographics.
 - Some demographics and perspectives are under-represented, such as youth and young adults, renters, part-time or non-residents, new residents, etc.
 - We did not ask for race, income, ability/disability, or other personal identities. Respondents are likely not representative in these ways.
- This export report includes only basic numerical or quantitative question data. It does not include several key elements that will come later and share a more complete picture:
 - “Other” responses on quantitative questions
 - Open-ended questions and comments
 - Cross-tab analysis, to compare opinions and answers across different groups (such as residents vs. non-residents, or different age groups)

What are Stowe's greatest strengths?

Check **up to three top things** that you think set Stowe apart.

Answered: 628 Skipped: 51



● Quiet lifestyle

● Scenic beauty and landscapes

● Engaged, connected community

● Business opportunities and economy

● Friendly, welcoming people and neighbors

● Resorts and visitor attractions

● Traditional village center

● Trails, parks, and outdoor recreation

● Shops, restaurants, and services

● Quality schools

● Arts, culture, events, and activities

● Strong public services (government, roads, utilities, etc.)

● Jobs and work opportunities

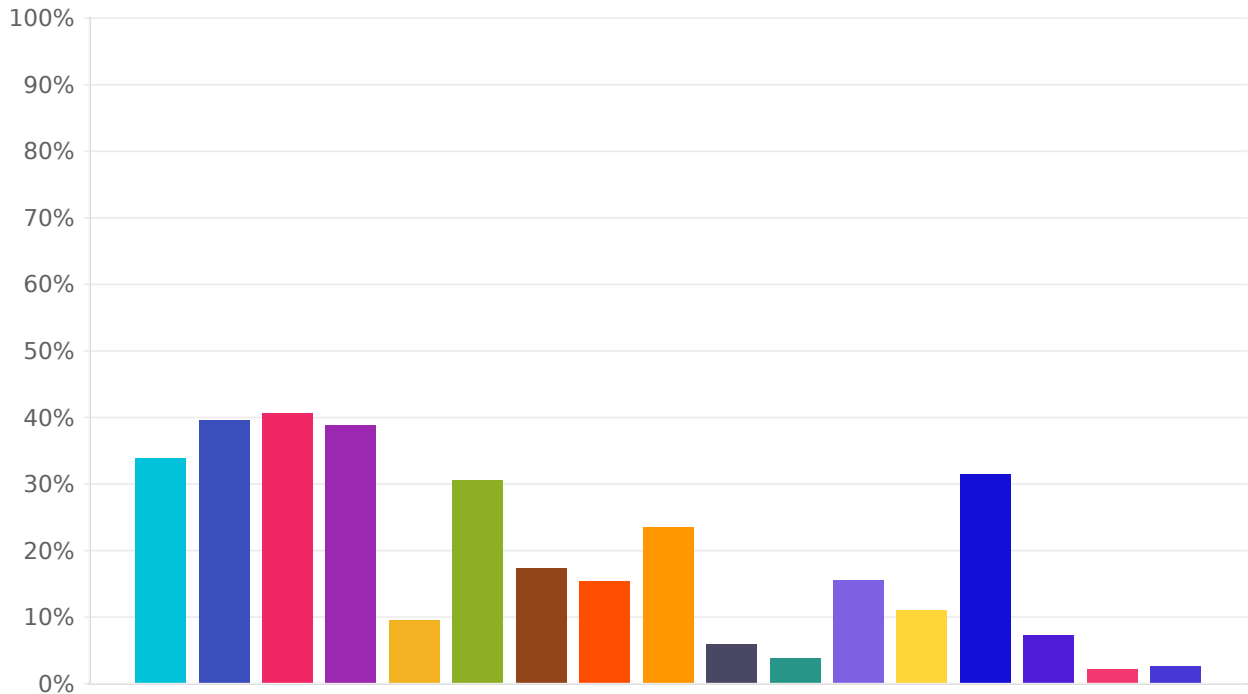
● Safe community

Choices	Response percent	Response count
Quiet lifestyle	17.04%	107
Scenic beauty and landscapes	76.27%	479
Engaged, connected community	25.64%	161
Business opportunities and economy	3.50%	22
Friendly, welcoming people and neighbors	16.24%	102
Resorts and visitor attractions	10.35%	65
Traditional village center	30.10%	189
Trails, parks, and outdoor recreation	60.51%	380
Shops, restaurants, and services	20.86%	131
Quality schools	12.74%	80
Arts, culture, events, and activities	14.97%	94
Strong public services (government, roads, utilities, etc.)	6.69%	42
Jobs and work opportunities	0.64%	4
Safe community	25.80%	162
Other responses or comments		77

What are the top needs, challenges, and issues facing Stowe as we plan for 2050?

Check **up to three top things** that you think should be top community priorities.

Answered: 628 Skipped: 51



Open space, rural landscapes, and conservation



Property taxes



Affordability and general cost of living



Managing growth and development pressure



Local economic vitality



Housing affordability and supply



Workforce and year-round population growth



Climate change and flood resilience



Public education and quality schools



Diversity, welcoming, and inclusion



Energy conservation and renewable energy



Historic preservation and local character



Transportation options (bike, pedestrian, transit)



Traffic congestion and calming



Town government services (roads, public facilities, water and sewer, policing)



Health, wellness, and social connections



Volunteerism and civic engagement

Choices	Response percent	Response count
Open space, rural landscapes, and conservation	33.76%	212
Property taxes	39.49%	248
Affordability and general cost of living	40.45%	254
Managing growth and development pressure	38.69%	243
Local economic vitality	9.39%	59
Housing affordability and supply	30.41%	191
Workforce and year-round population growth	17.20%	108
Climate change and flood resilience	15.29%	96
Public education and quality schools	23.41%	147
Diversity, welcoming, and inclusion	5.73%	36
Energy conservation and renewable energy	3.66%	23
Historic preservation and local character	15.45%	97
Transportation options (bike, pedestrian, transit)	10.83%	68
Traffic congestion and calming	31.37%	197
Town government services (roads, public facilities, water and sewer, policing)	7.17%	45
Health, wellness, and social connections	2.07%	13
Volunteerism and civic engagement	2.55%	16
Other responses or comments		114

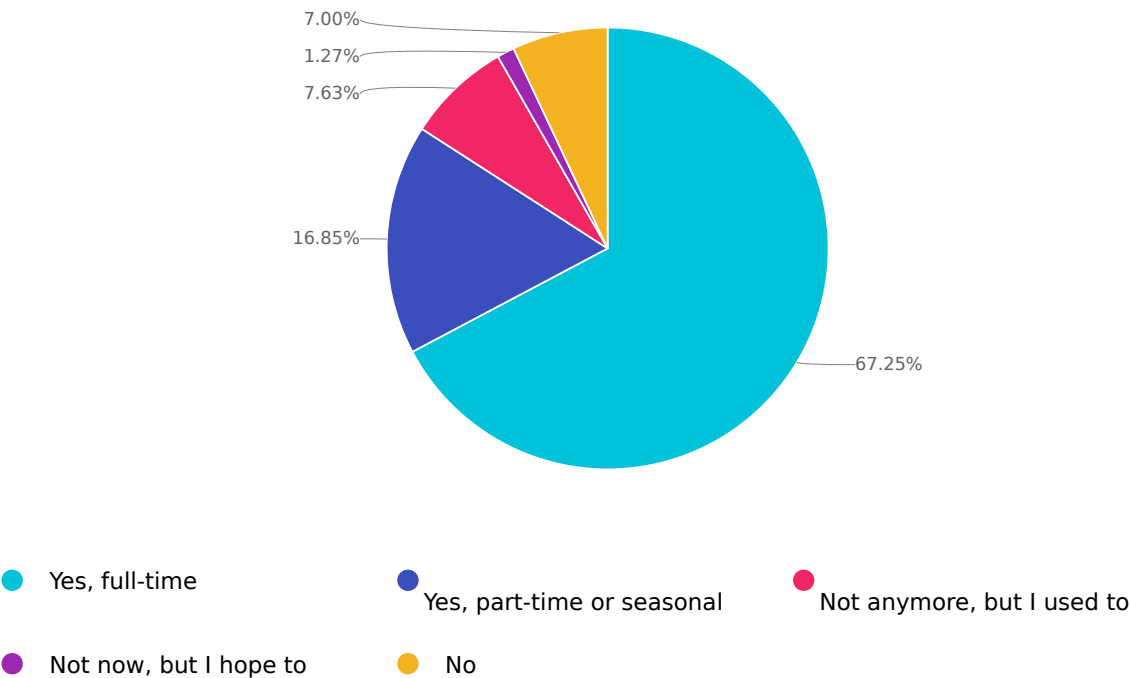
About You

We want to hear from the full range of Stowe community members. Tell us more about who you are so we know whom we've reached. Skip any question you like.

Q6

Do you live in Stowe?

Answered: 629 Skipped: 50

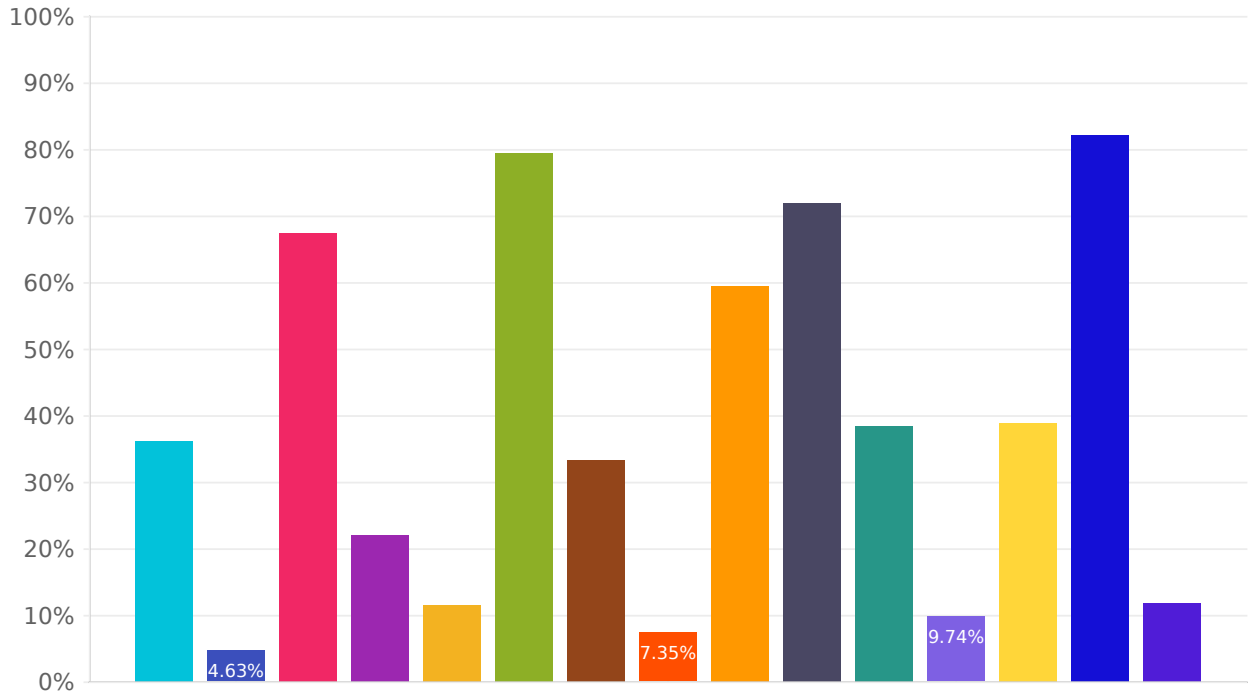


Choices	Response percent	Response count
Yes, full-time	67.25%	423
Yes, part-time or seasonal	16.85%	106
Not anymore, but I used to	7.63%	48
Not now, but I hope to	1.27%	8
No	7.00%	44

Q7

How else are you connected to Stowe? Check all that apply.

Answered: 626 Skipped: 53



I work here

I go to school here

I shop here or use services

I own or run a business

I travel or visit here

I play or get outdoors (trails, mountains, sports, hunt)

I come for entertainment, restaurants, or events

I run or lead an organization or non-profit

I am a registered voter here

I own property or land here

I volunteer here

I am a town committee member, elected official, or town employee

My kids go to school here (or did)

I care about Stowe's future (or did)

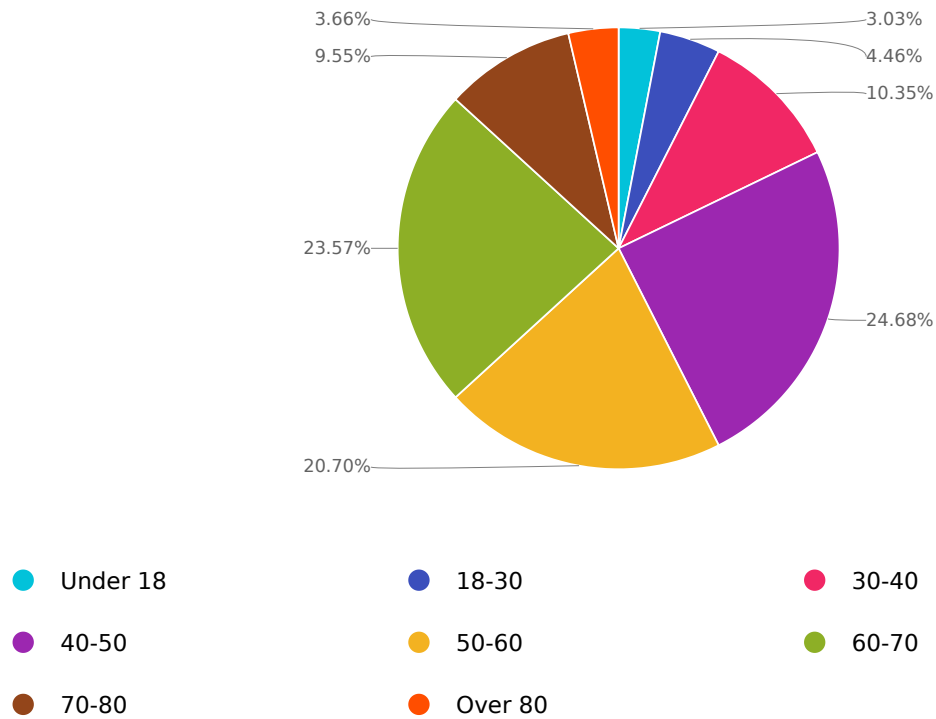
Other (Please specify)

Choices	Response percent	Response count
I work here	36.10%	226
I go to school here	4.63%	29
I shop here or use services	67.41%	422
I own or run a business	22.04%	138
I travel or visit here	11.50%	72
I play or get outdoors (trails, mountains, sports, hunt)	79.39%	497
I come for entertainment, restaurants, or events	33.23%	208
I run or lead an organization or non-profit	7.35%	46
I am a registered voter here	59.42%	372
I own property or land here	71.88%	450
I volunteer here	38.34%	240
I am a town committee member, elected official, or town employee	9.74%	61
My kids go to school here (or did)	38.82%	243
I care about Stowe's future	82.11%	514
Other (Please specify)	11.82%	74

Q8

How old are you?

Answered: 628 Skipped: 51

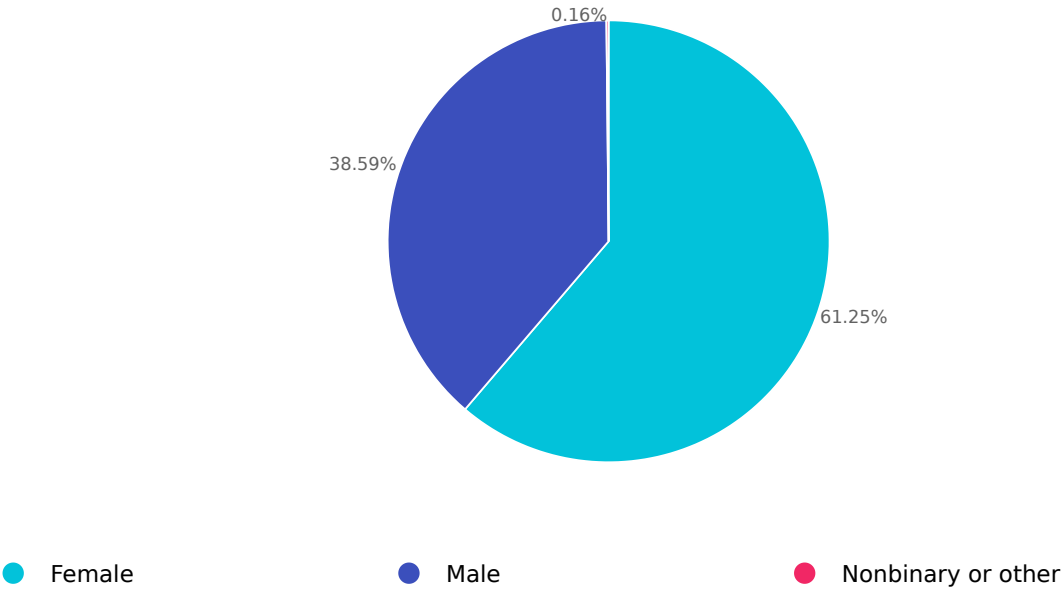


Choices	Response percent	Response count
Under 18	3.03%	19
18-30	4.46%	28
30-40	10.35%	65
40-50	24.68%	155
50-60	20.70%	130
60-70	23.57%	148
70-80	9.55%	60
Over 80	3.66%	23

Q9

Gender

Answered: 622 Skipped: 57



Choices	Response percent	Response count
Female	61.25%	381
Male	38.59%	240
Nonbinary or other	0.16%	1

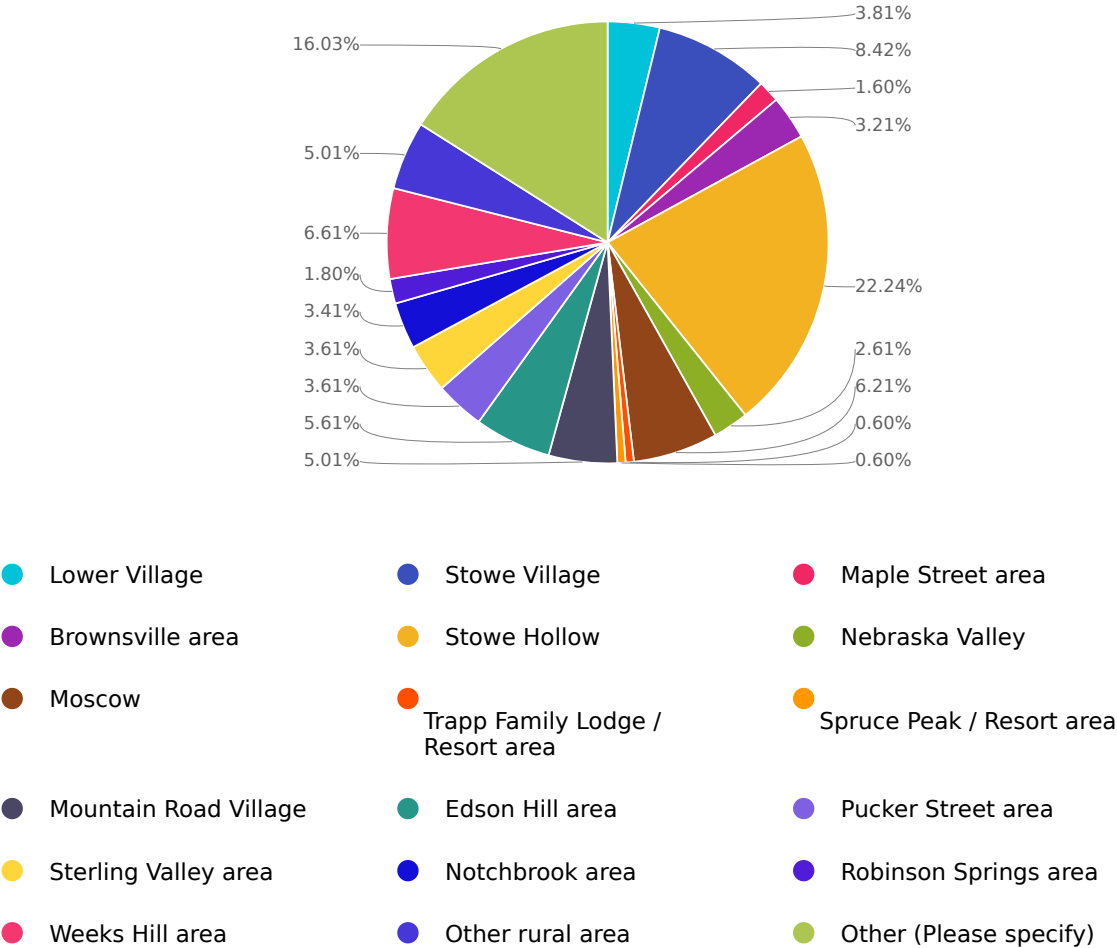
Stowe Residents

Do you live in Stowe full time or part time? If so, tell us about it! If you're not a resident, skip to the next page.

Q10

Where do you live in Stowe?

Answered: 499 Skipped: 180

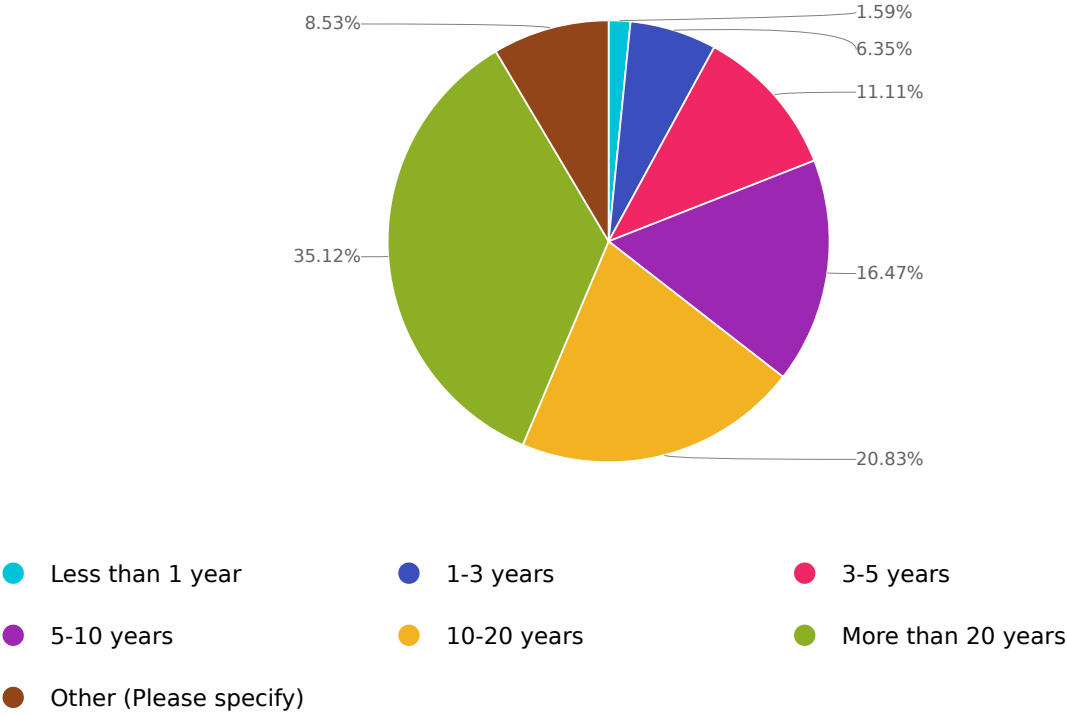


Choices	Response percent	Response count
Lower Village	3.81%	19
Stowe Village	8.42%	42
Maple Street area	1.60%	8
Brownsville area	3.21%	16
Stowe Hollow	22.24%	111
Nebraska Valley	2.61%	13
Moscow	6.21%	31
Trapp Family Lodge / Resort area	0.60%	3
Spruce Peak / Resort area	0.60%	3
Mountain Road Village	5.01%	25
Edson Hill area	5.61%	28
Pucker Street area	3.61%	18
Sterling Valley area	3.61%	18
Notchbrook area	3.41%	17
Robinson Springs area	1.80%	9
Weeks Hill area	6.61%	33
Other rural area	5.01%	25
Other (Please specify)	16.03%	80

Q11

How long have you lived here?

Answered: 504 Skipped: 175

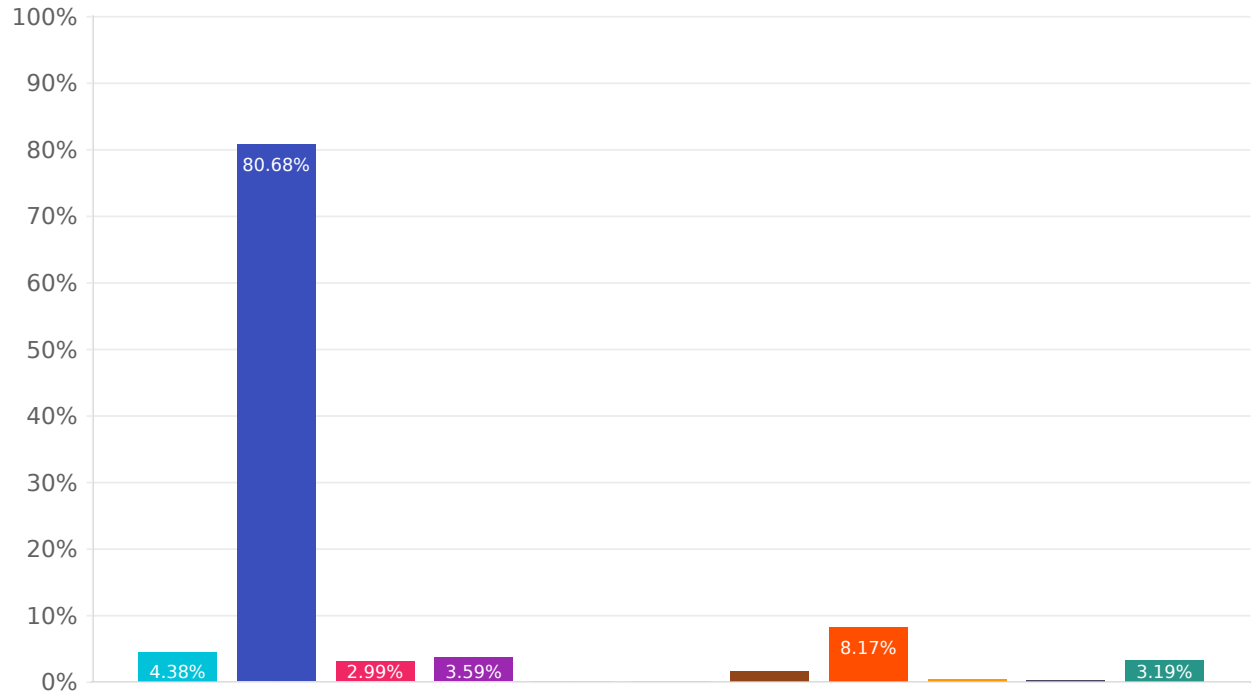


Choices	Response percent	Response count
Less than 1 year	1.59%	8
1-3 years	6.35%	32
3-5 years	11.11%	56
5-10 years	16.47%	83
10-20 years	20.83%	105
More than 20 years	35.12%	177
Other (Please specify)	8.53%	43

Q13

What is your housing situation? Check all that apply.

Answered: 502 Skipped: 177

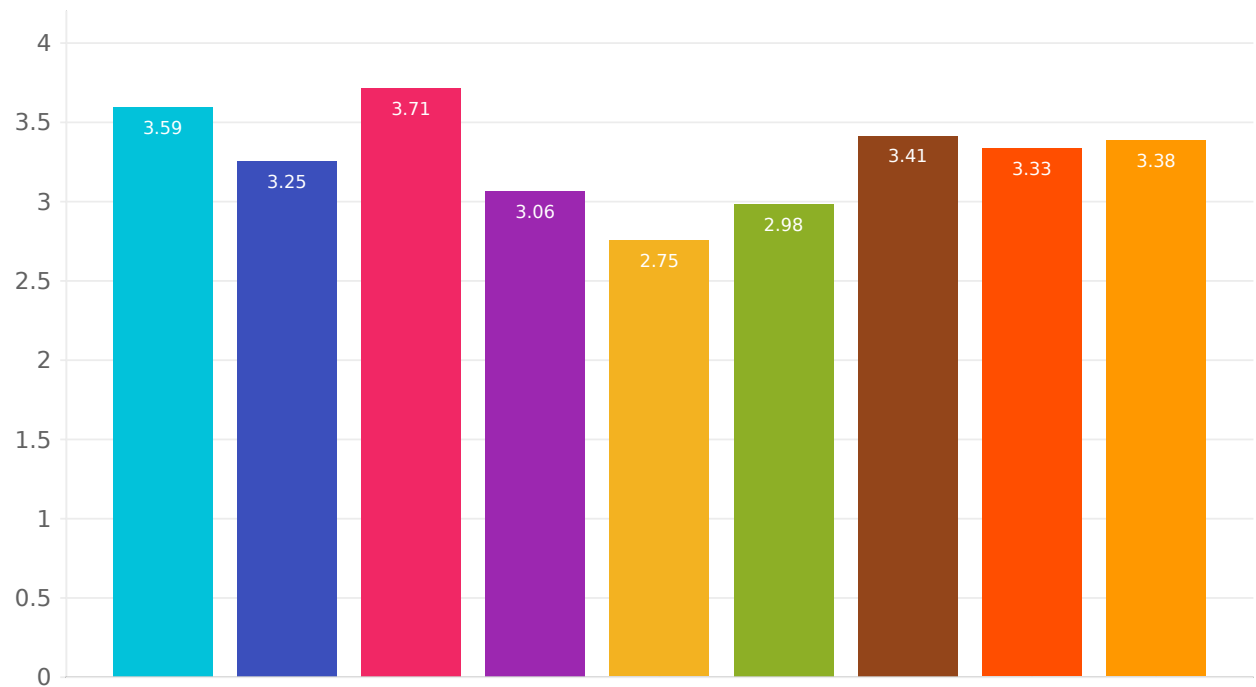


- Single-family home (rent)
- Single-family home (own)
- Multi-family home or apartment (rent)
- Multi-family home or apartment (own)
- Mobile home or tiny home (rent)
- Mobile home or tiny home (own)
- Condo or vacation unit (rent)
- Condo or vacation unit (own)
- Employer housing
- No housing, temporary, or uncertain housing
- Other (Please specify)

Choices	Response percent	Response count
Single-family home (rent)	4.38%	22
Single-family home (own)	80.68%	405
Multi-family home or apartment (rent)	2.99%	15
Multi-family home or apartment (own)	3.59%	18
Mobile home or tiny home (rent)	0.00%	0
Mobile home or tiny home (own)	0.00%	0
Condo or vacation unit (rent)	1.59%	8
Condo or vacation unit (own)	8.17%	41
Employer housing	0.40%	2
No housing, temporary, or uncertain housing	0.20%	1
Other (Please specify)	3.19%	16

How much do you agree with these statements about living in Stowe?

Answered: 504 Skipped: 175



● Stowe is a great place to live.

● Stowe has the services and amenities I need.

● I feel welcome and safe here.

● I can get around Stowe using the transportation methods I want.

● Stowe has housing options that work for me (types, cost).

● I can get to/from Stowe and other places using the transportation methods I want.

● I can get involved and make a difference in the community.

● I know my neighbors and feel connected to the community.

● It's easy to find the information and resources I need as a resident.

Row	Strongly Disagree (1)	Somewhat Disagree (2)	Somewhat Agree (3)	Strongly Agree (4)	Don't know or not applicable	Average rating	Response count
Stowe is a great place to live.	1.60% (8)	5.61% (28)	24.45% (122)	67.94% (339)	0.40% (2)	3.59	499
Stowe has the services and amenities I need.	2.20% (11)	11.40% (57)	44.40% (222)	41.00% (205)	1.00% (5)	3.25	500
I feel welcome and safe here.	2.58% (13)	2.78% (14)	15.31% (77)	79.32% (399)	0.00% (0)	3.71	503
I can get around Stowe using the transportation methods I want.	8.62% (43)	13.23% (66)	38.08% (190)	36.07% (180)	4.01% (20)	3.06	499
Stowe has housing options that work for me (types, cost).	14.49% (72)	18.91% (94)	31.99% (159)	24.95% (124)	9.66% (48)	2.75	497
I can get to/from Stowe and other places using the transportation methods I want.	9.36% (47)	16.73% (84)	35.46% (178)	33.67% (169)	4.78% (24)	2.98	502
I can get involved and make a difference in the community.	1.99% (10)	7.55% (38)	35.59% (179)	50.89% (256)	3.98% (20)	3.41	503
I know my neighbors and feel connected to the community.	3.38% (17)	8.95% (45)	38.37% (193)	48.91% (246)	0.40% (2)	3.33	503
It's easy to find the information and resources I need as a resident.	1.60% (8)	7.00% (35)	42.20% (211)	47.00% (235)	2.20% (11)	3.38	500
Any comments?							99

Average rating: 3.28

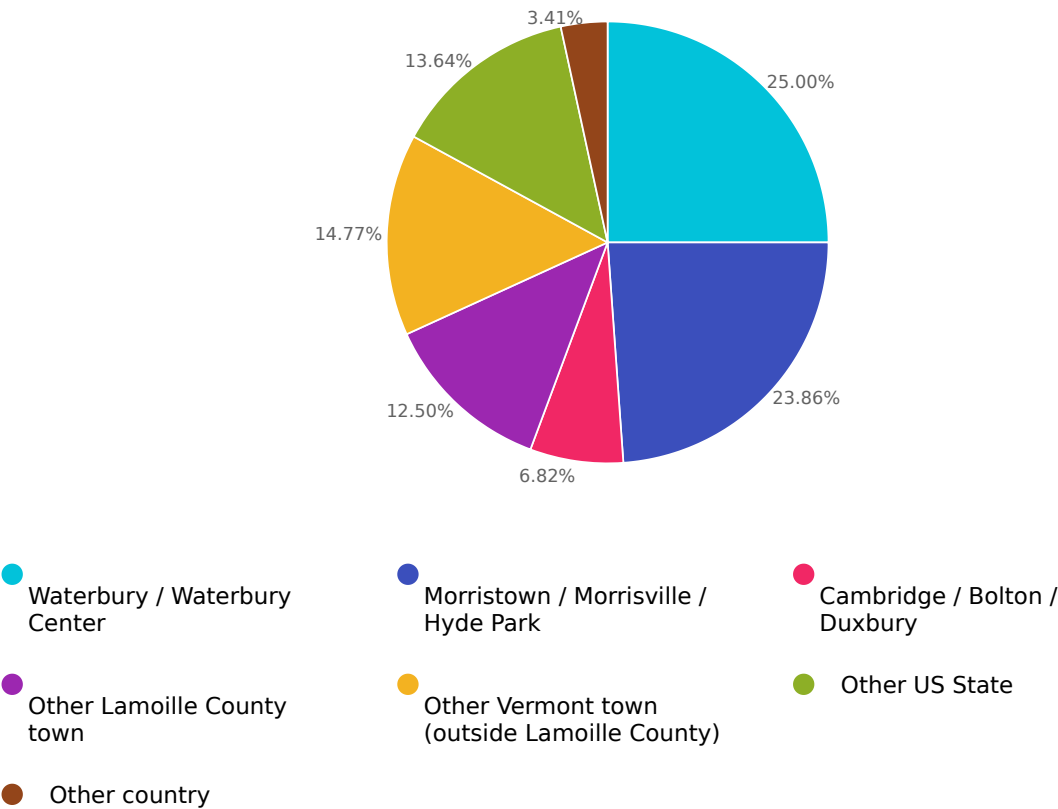
Stowe Visitors & Non-Residents

Do you visit Stowe for vacation, errands, school, or something else? If you're not a resident, tell us about your experience.

Q15

Where do you live?

Answered: 88 Skipped: 591

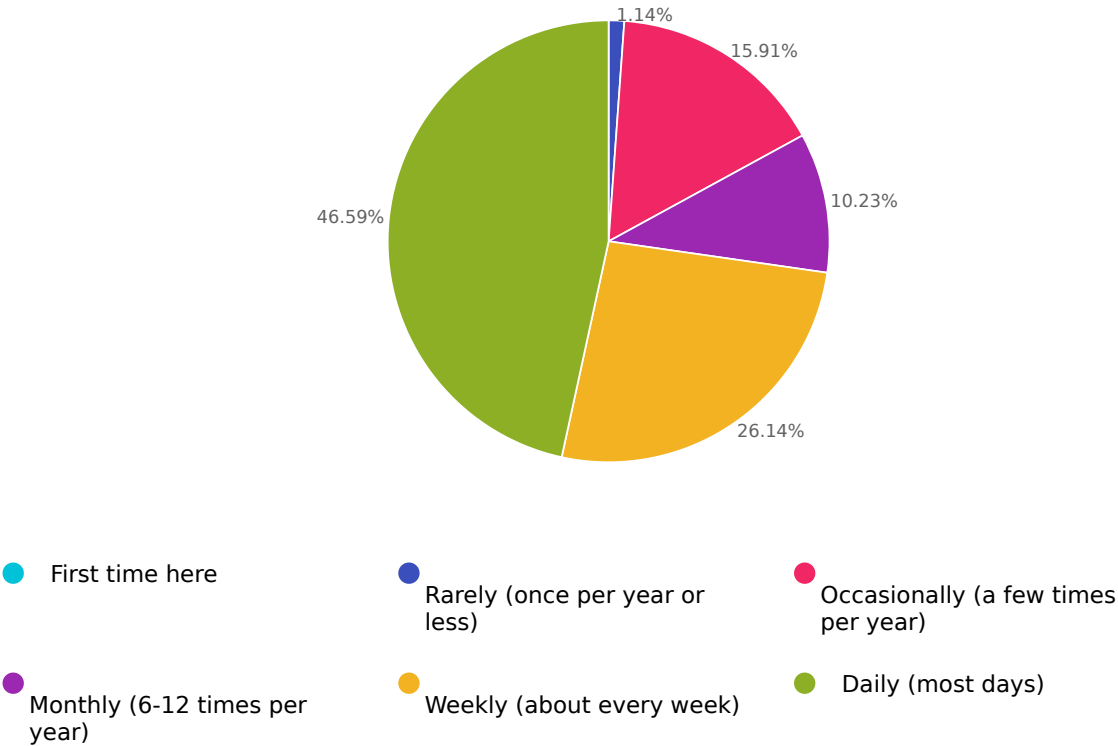


Choices	Response percent	Response count
Waterbury / Waterbury Center	25.00%	22
Morristown / Morrisville / Hyde Park	23.86%	21
Cambridge / Bolton / Duxbury	6.82%	6
Other Lamoille County town	12.50%	11
Other Vermont town (outside Lamoille County)	14.77%	13
Other US State	13.64%	12
Other country	3.41%	3

Q16

How often do you visit Stowe?

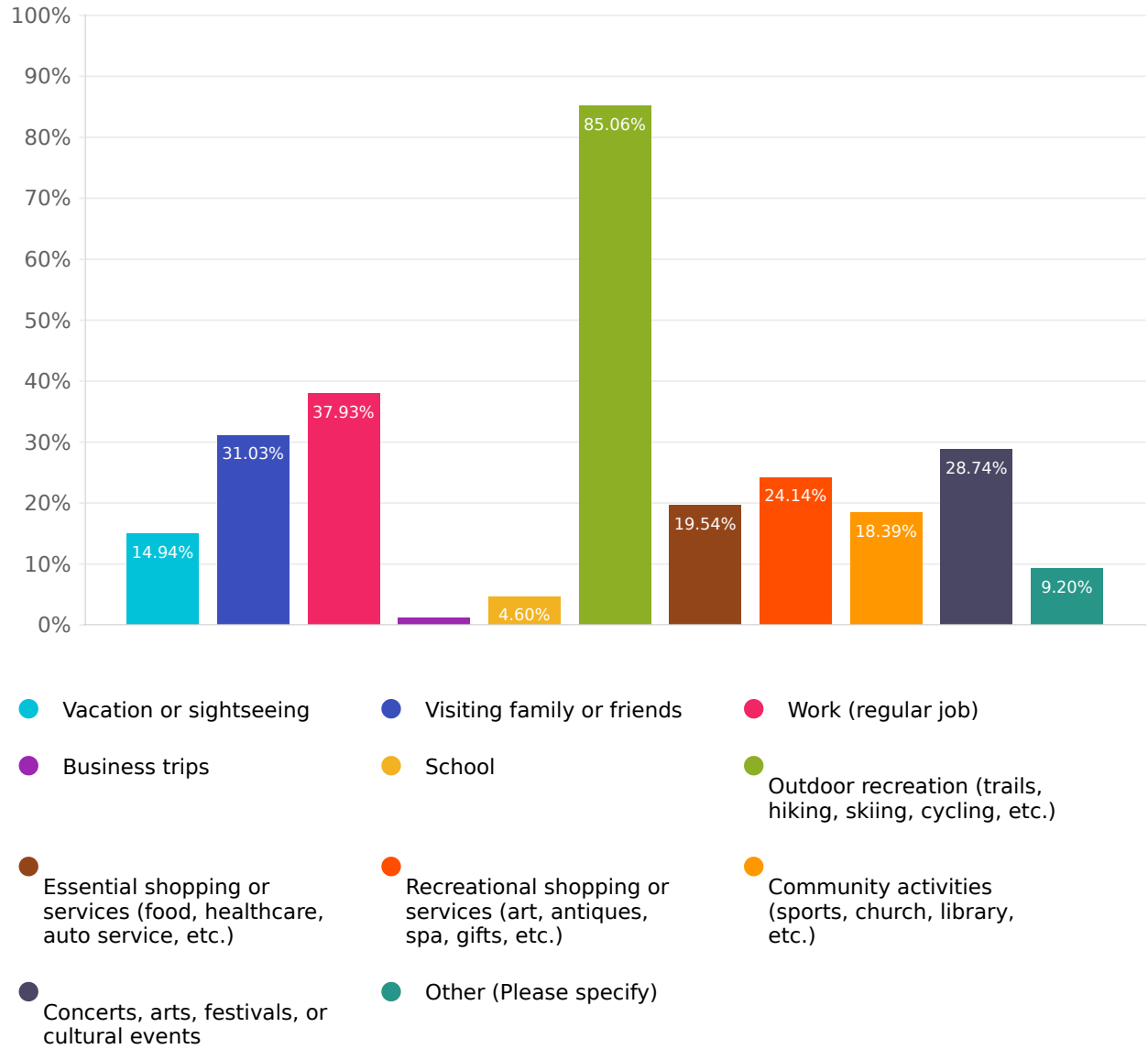
Answered: 88 Skipped: 591



Choices	Response percent	Response count
First time here	0.00%	0
Rarely (once per year or less)	1.14%	1
Occasionally (a few times per year)	15.91%	14
Monthly (6-12 times per year)	10.23%	9
Weekly (about every week)	26.14%	23
Daily (most days)	46.59%	41

What are your top reasons for coming to Stowe? Check up to three.

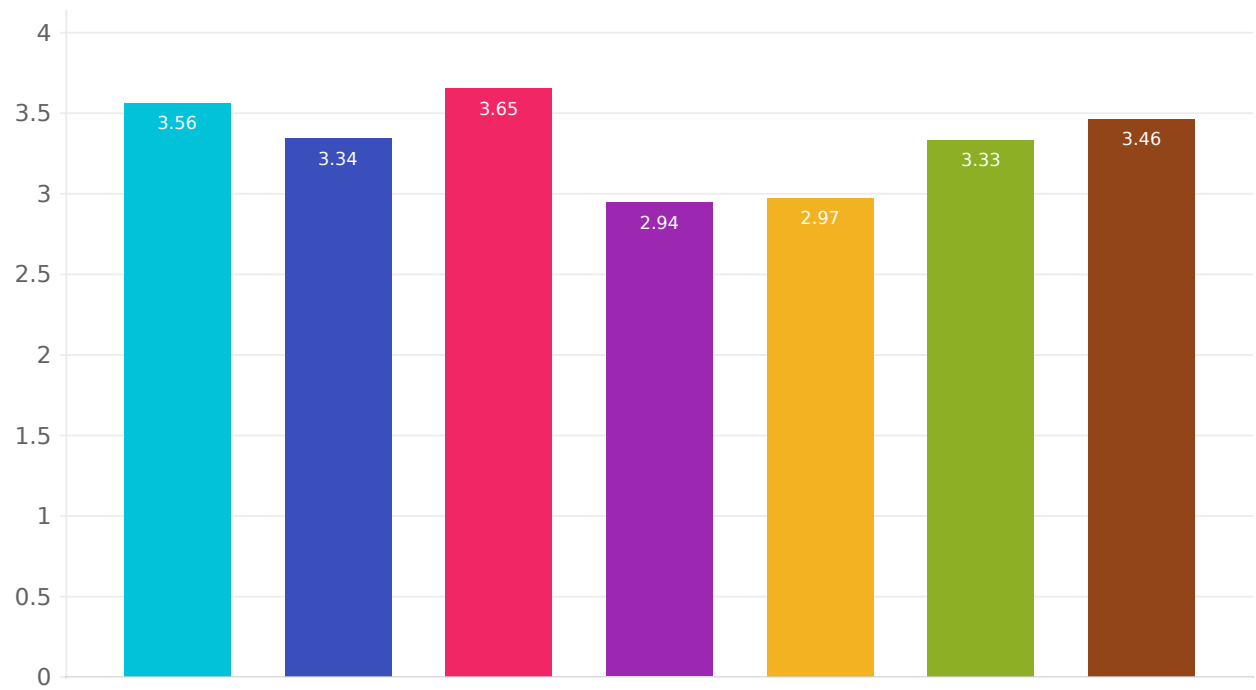
Answered: 87 Skipped: 592



Choices	Response percent	Response count
Vacation or sightseeing	14.94%	13
Visiting family or friends	31.03%	27
Work (regular job)	37.93%	33
Business trips	1.15%	1
School	4.60%	4
Outdoor recreation (trails, hiking, skiing, cycling, etc.)	85.06%	74
Essential shopping or services (food, healthcare, auto service, etc.)	19.54%	17
Recreational shopping or services (art, antiques, spa, gifts, etc.)	24.14%	21
Community activities (sports, church, library, etc.)	18.39%	16
Concerts, arts, festivals, or cultural events	28.74%	25
Other (Please specify)	9.20%	8

How much do you agree with these statements about visiting Stowe?

Answered: 88 Skipped: 591



Stowe is a great place to visit.



Stowe has the services and amenities I want or need.



I feel welcome and safe here.



I can get around Stowe using the transportation methods I want.



I can get to/from Stowe and other places using the transportation methods I want.



There's a lot to see and do in Stowe for people with different interests.



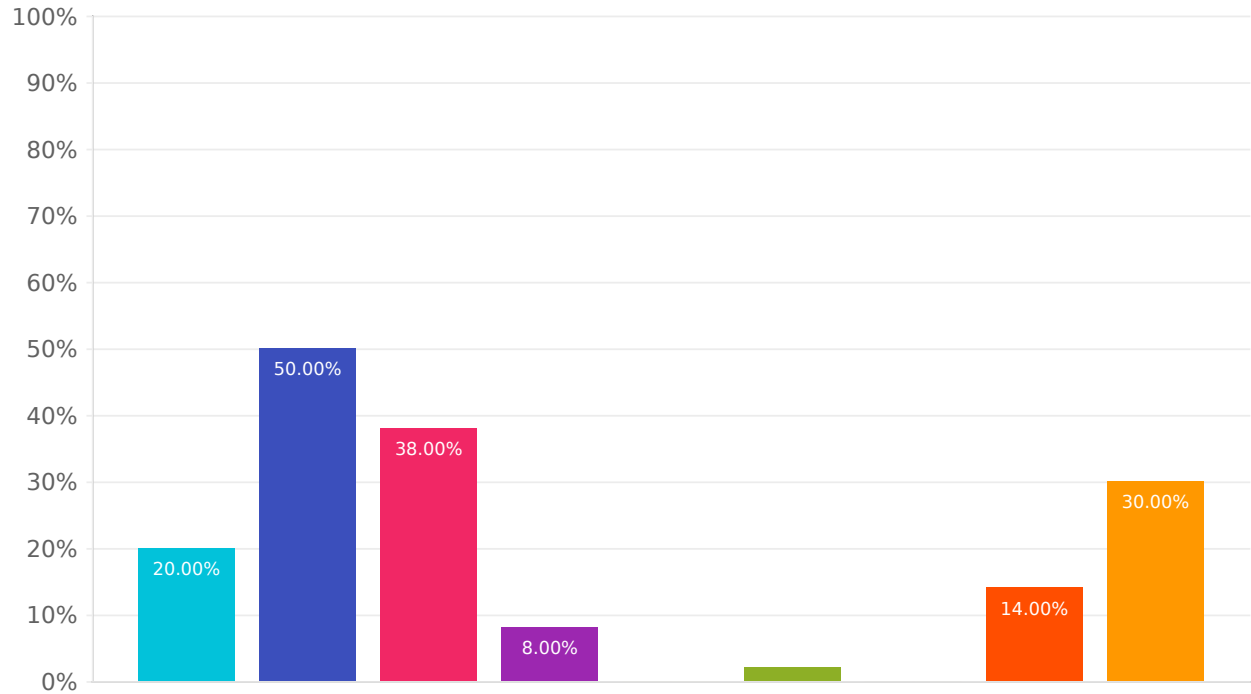
It's easy to find the help, information and resources I need when I'm in Stowe.

Row	Strongly Disagree (1)	Somewhat Disagree (2)	Somewhat Agree (3)	Strongly Agree (4)	Don't know or not applicable	Average rating	Response count
Stowe is a great place to visit.	2.30% (2)	5.75% (5)	25.29% (22)	66.67% (58)	0.00% (0)	3.56	87
Stowe has the services and amenities I want or need.	1.14% (1)	10.23% (9)	42.05% (37)	46.59% (41)	0.00% (0)	3.34	88
I feel welcome and safe here.	1.14% (1)	4.55% (4)	22.73% (20)	71.59% (63)	0.00% (0)	3.65	88
I can get around Stowe using the transportation methods I want.	5.68% (5)	19.32% (17)	46.59% (41)	25.00% (22)	3.41% (3)	2.94	88
I can get to/from Stowe and other places using the transportation methods I want.	5.68% (5)	20.45% (18)	44.32% (39)	28.41% (25)	1.14% (1)	2.97	88
There's a lot to see and do in Stowe for people with different interests.	4.60% (4)	3.45% (3)	45.98% (40)	45.98% (40)	0.00% (0)	3.33	87
It's easy to find the help, information and resources I need when I'm in Stowe.	1.15% (1)	4.60% (4)	29.89% (26)	42.53% (37)	21.84% (19)	3.46	87
Any comments?							13

Average rating: 3.32

You mentioned that you used to live in Stowe, or that you would like to in the future. Why don't you live here today?

Answered: 50 Skipped: 629



- Prefer to live somewhere else
- Can't afford to live here
- Can't find affordable housing here
- Too far from work, school, services, or family
- Can't find work here
- Don't feel welcome here
- Actively planning to move
- Can't find the right housing type here
- Other (Please specify)

Choices	Response percent	Response count
Prefer to live somewhere else	20.00%	10
Can't afford to live here	50.00%	25
Can't find affordable housing here	38.00%	19
Too far from work, school, services, or family	8.00%	4
Can't find work here	0.00%	0
Don't feel welcome here	2.00%	1
Actively planning to move	0.00%	0
Can't find the right housing type here	14.00%	7
Other (Please specify)	30.00%	15

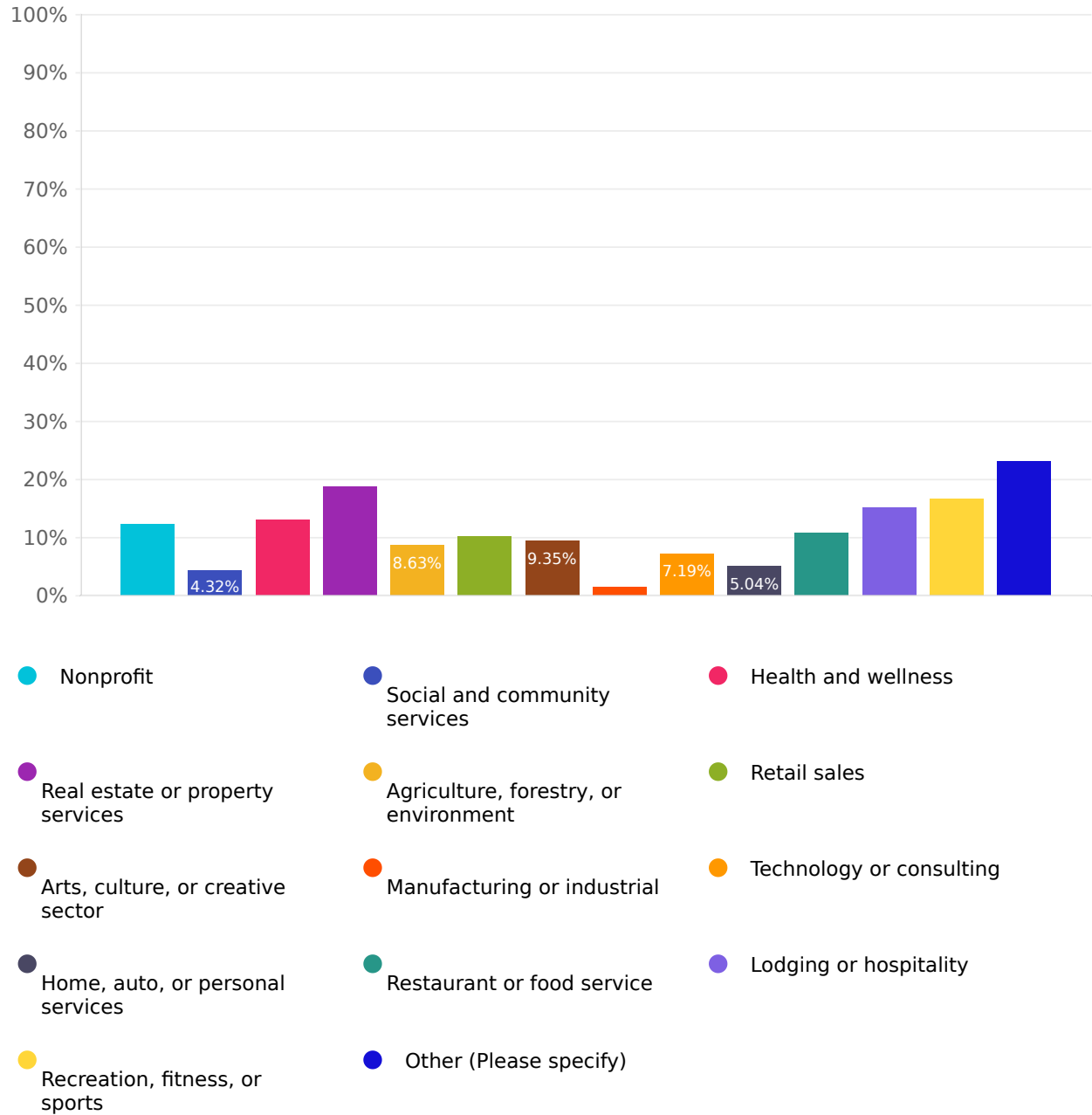
Stowe Businesses & Organizations

You mentioned that you run a business or organization in Stowe.
Tell us about your experience or skip to the next page.

Q21

What field is your business or organization in? Check all that apply.

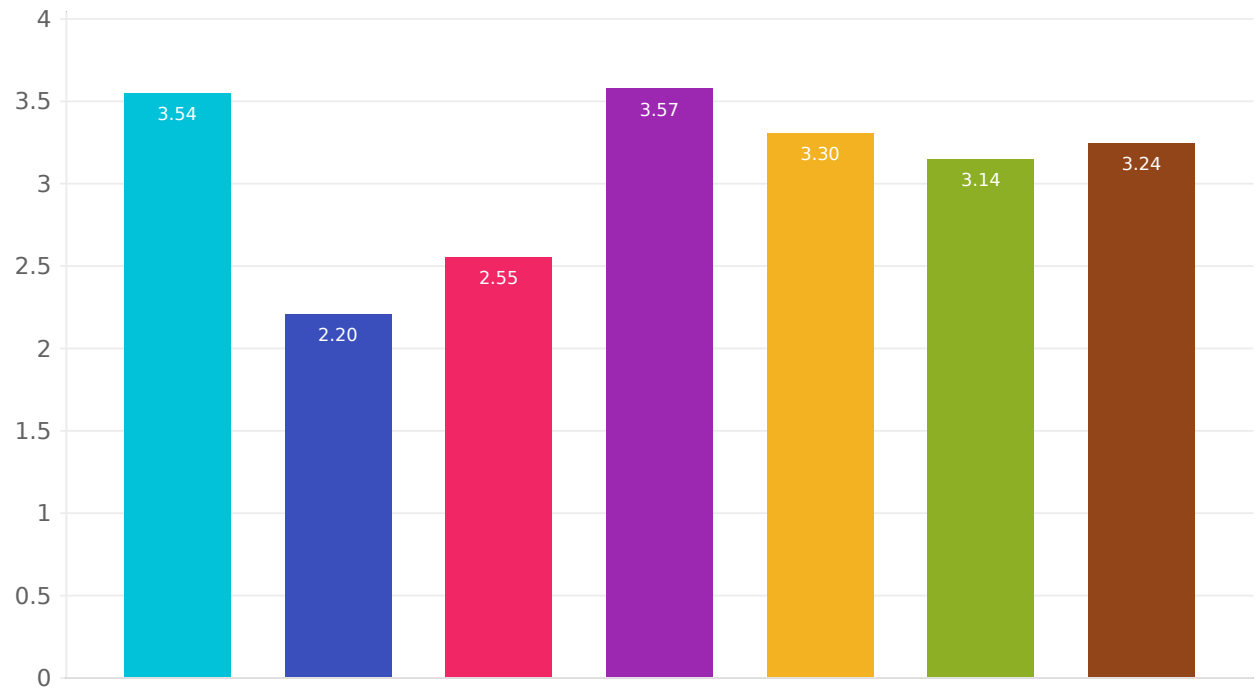
Answered: 139 Skipped: 540



Choices	Response percent	Response count
Nonprofit	12.23%	17
Social and community services	4.32%	6
Health and wellness	12.95%	18
Real estate or property services	18.71%	26
Agriculture, forestry, or environment	8.63%	12
Retail sales	10.07%	14
Arts, culture, or creative sector	9.35%	13
Manufacturing or industrial	1.44%	2
Technology or consulting	7.19%	10
Home, auto, or personal services	5.04%	7
Restaurant or food service	10.79%	15
Lodging or hospitality	15.11%	21
Recreation, fitness, or sports	16.55%	23
Other (Please specify)	23.02%	32

How much do you agree with these statements about leading a business or organization in Stowe?

Answered: 137 Skipped: 542



I'm glad my business or organization is based in Stowe.



I can find the workers and resources I need here.



I can find and afford the property or business spaces I need here.



I can find and connect with my clients or customers here.



The Stowe community is supportive of my business or organization.



The Town of Stowe is supportive of my business or organization.



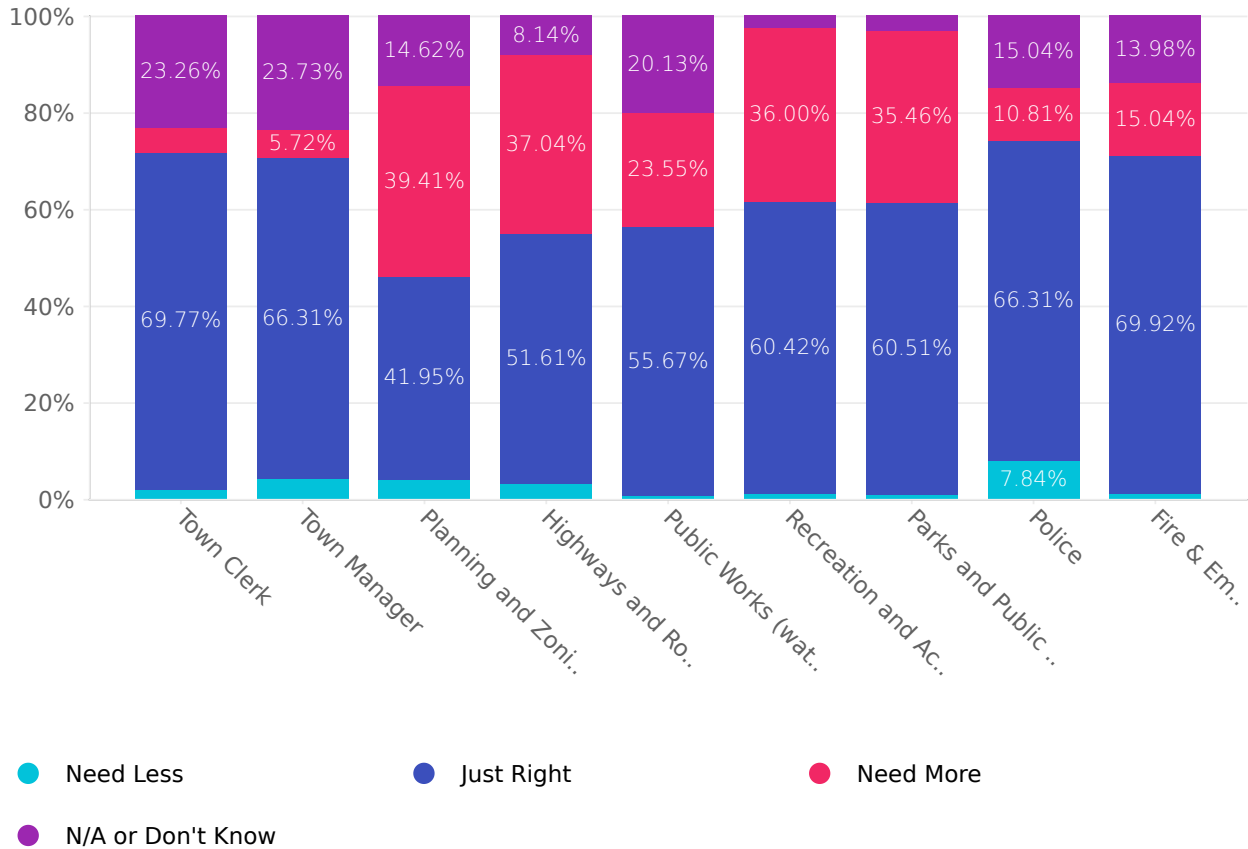
I'm optimistic about the future of my business or organization in Stowe.

Row	Strongly Disagree (1)	Somewhat Disagree (2)	Somewhat Agree (3)	Strongly Agree (4)	Don't know or not applicable	Average rating	Response count
I'm glad my business or organization is based in Stowe.	0.00% (0)	8.33% (11)	26.52% (35)	58.33% (77)	6.82% (9)	3.54	132
I can find the workers and resources I need here.	23.39% (29)	29.03% (36)	28.23% (35)	6.45% (8)	12.90% (16)	2.20	124
I can find and afford the property or business spaces I need here.	12.00% (15)	26.40% (33)	21.60% (27)	16.00% (20)	24.00% (30)	2.55	125
I can find and connect with my clients or customers here.	1.54% (2)	3.08% (4)	29.23% (38)	58.46% (76)	7.69% (10)	3.57	130
The Stowe community is supportive of my business or organization.	5.30% (7)	7.58% (10)	34.85% (46)	46.21% (61)	6.06% (8)	3.30	132
The Town of Stowe is supportive of my business or organization.	7.75% (10)	8.53% (11)	34.11% (44)	36.43% (47)	13.18% (17)	3.14	129
I'm optimistic about the future of my business or organization in Stowe.	4.55% (6)	10.61% (14)	37.12% (49)	42.42% (56)	5.30% (7)	3.24	132
Any comments?							20

Average rating: 3.11

How do you feel about the municipal services provided by the Town of Stowe? Tell us whether you think we need more services, less, or have the right amount.

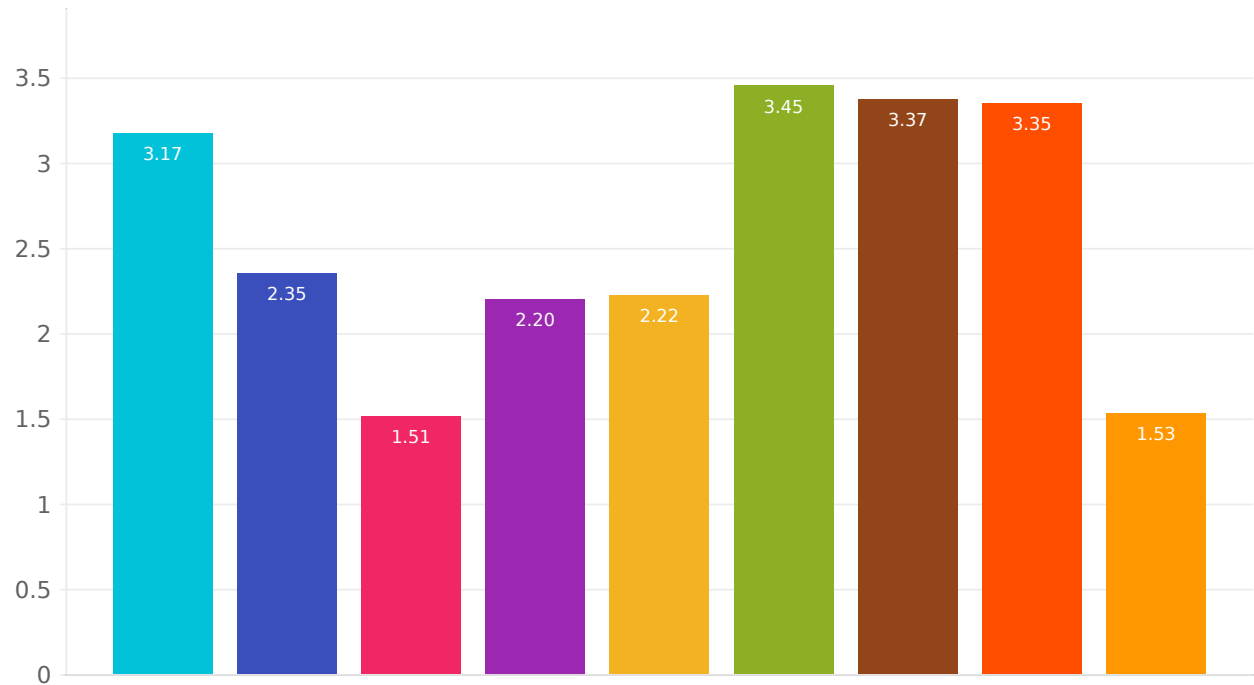
Answered: 482 Skipped: 197



Row	Need Less	Just Right	Need More	N/A or Don't Know	Response count
Town Clerk	1.90% (9)	69.77% (330)	5.07% (24)	23.26% (110)	473
Town Manager	4.24% (20)	66.31% (313)	5.72% (27)	23.73% (112)	472
Planning and Zoning	4.03% (19)	41.95% (198)	39.41% (186)	14.62% (69)	472
Highways and Roads	3.21% (15)	51.61% (241)	37.04% (173)	8.14% (38)	467
Public Works (water, sewer)	0.64% (3)	55.67% (260)	23.55% (110)	20.13% (94)	467
Recreation and Activities	1.05% (5)	60.42% (287)	36.00% (171)	2.53% (12)	475
Parks and Public Spaces	0.85% (4)	60.51% (285)	35.46% (167)	3.18% (15)	471
Police	7.84% (37)	66.31% (313)	10.81% (51)	15.04% (71)	472
Fire & Emergency	1.06% (5)	69.92% (330)	15.04% (71)	13.98% (66)	472
Any other items or additional comments?					77

How much you agree or disagree with these statements about growth and development in Stowe?

Answered: 501 Skipped: 178



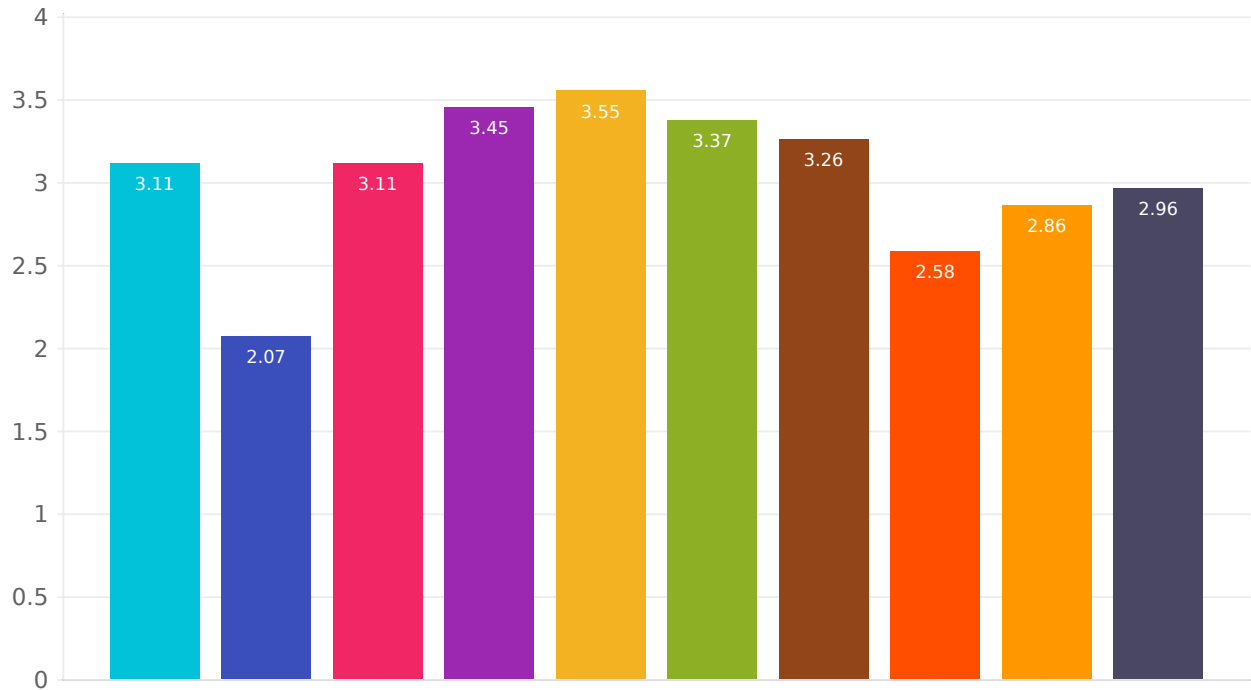
- Stowe has been growing too quickly.
- Stowe is headed in a positive direction.
- Stowe has been growing too slowly.
- Recent development fits Stowe's character well.
- Recent development is well-planned and in the right locations.
- Stowe needs more workforce and/or starter housing.
- Stowe should conserve more land to protect rural landscapes and natural areas.
- Stowe needs more multi-family and/or affordable housing.
- Stowe needs more resort and vacation lodging.

Row	Strongly Disagree (1)	Somewhat Disagree (2)	Somewhat Agree (3)	Strongly Agree (4)	Don't know or not applicable	Average rating	Response count
Stowe has been growing too quickly.	5.53% (27)	15.57% (76)	32.58% (159)	42.62% (208)	3.69% (18)	3.17	488
Stowe is headed in a positive direction.	17.04% (84)	34.08% (168)	36.51% (180)	6.69% (33)	5.68% (28)	2.35	493
Stowe has been growing too slowly.	59.26% (288)	28.60% (139)	7.20% (35)	2.26% (11)	2.67% (13)	1.51	486
Recent development fits Stowe's character well.	24.07% (117)	35.80% (174)	31.89% (155)	5.76% (28)	2.47% (12)	2.20	486
Recent development is well-planned and in the right locations.	23.24% (112)	31.54% (152)	35.27% (170)	4.56% (22)	5.39% (26)	2.22	482
Stowe needs more workforce and/or starter housing.	5.04% (25)	6.65% (33)	25.40% (126)	60.08% (298)	2.82% (14)	3.45	496
Stowe should conserve more land to protect rural landscapes and natural areas.	3.67% (18)	10.79% (53)	28.72% (141)	54.79% (269)	2.04% (10)	3.37	491
Stowe needs more multi-family and/or affordable housing.	6.67% (33)	8.08% (40)	27.27% (135)	55.76% (276)	2.22% (11)	3.35	495
Stowe needs more resort and vacation lodging.	56.97% (278)	32.38% (158)	5.74% (28)	2.46% (12)	2.46% (12)	1.53	488
Any comments?							100

Average rating: 2.58

How much do you agree or disagree with these statements about tourism and visitors in Stowe?

Answered: 499 Skipped: 180



- Visitors from around the world make Stowe a more interesting place.
- We need to increase tourism to support our economy.
- The large number of visitors changes the feel of our community.
- We need more year-round residents in Stowe.
- Visitor traffic makes it hard to travel around Stowe.
- Stowe feels too crowded during tourism seasons.
- We have too many short-term rentals in Stowe.
- Tourists and visitors are respectful and fit into the Stowe community.
- Stowe's economy is too dependent on tourism.
- Only year-round residents should be able to run short-term rentals.

Row	Strongly Disagree (1)	Somewhat Disagree (2)	Somewhat Agree (3)	Strongly Agree (4)	Don't know or not applicable	Average rating	Response count
Visitors from around the world make Stowe a more interesting place.	6.31% (31)	11.00% (54)	46.03% (226)	34.62% (170)	2.04% (10)	3.11	491
We need to increase tourism to support our economy.	28.37% (139)	40.00% (196)	20.00% (98)	7.76% (38)	3.88% (19)	2.07	490
The large number of visitors changes the feel of our community.	6.67% (33)	17.58% (87)	32.53% (161)	42.02% (208)	1.21% (6)	3.11	495
We need more year-round residents in Stowe.	4.07% (20)	8.15% (40)	24.64% (121)	59.06% (290)	4.07% (20)	3.45	491
Visitor traffic makes it hard to travel around Stowe.	1.81% (9)	6.44% (32)	26.76% (133)	64.79% (322)	0.20% (1)	3.55	497
Stowe feels too crowded during tourism seasons.	4.25% (21)	9.31% (46)	30.97% (153)	55.06% (272)	0.40% (2)	3.37	494
We have too many short-term rentals in Stowe.	9.94% (48)	8.49% (41)	21.53% (104)	51.97% (251)	8.07% (39)	3.26	483
Tourists and visitors are respectful and fit into the Stowe community.	11.38% (56)	28.66% (141)	48.37% (238)	9.96% (49)	1.63% (8)	2.58	492
Stowe's economy is too dependent on tourism.	6.97% (34)	21.11% (103)	45.08% (220)	21.52% (105)	5.33% (26)	2.86	488
Only year-round residents should be able to run short-term rentals.	15.98% (77)	11.20% (54)	27.18% (131)	39.63% (191)	6.02% (29)	2.96	482
Any comments or ways that tourism impacts you (positive or negative)?							119

Average rating: 3.03

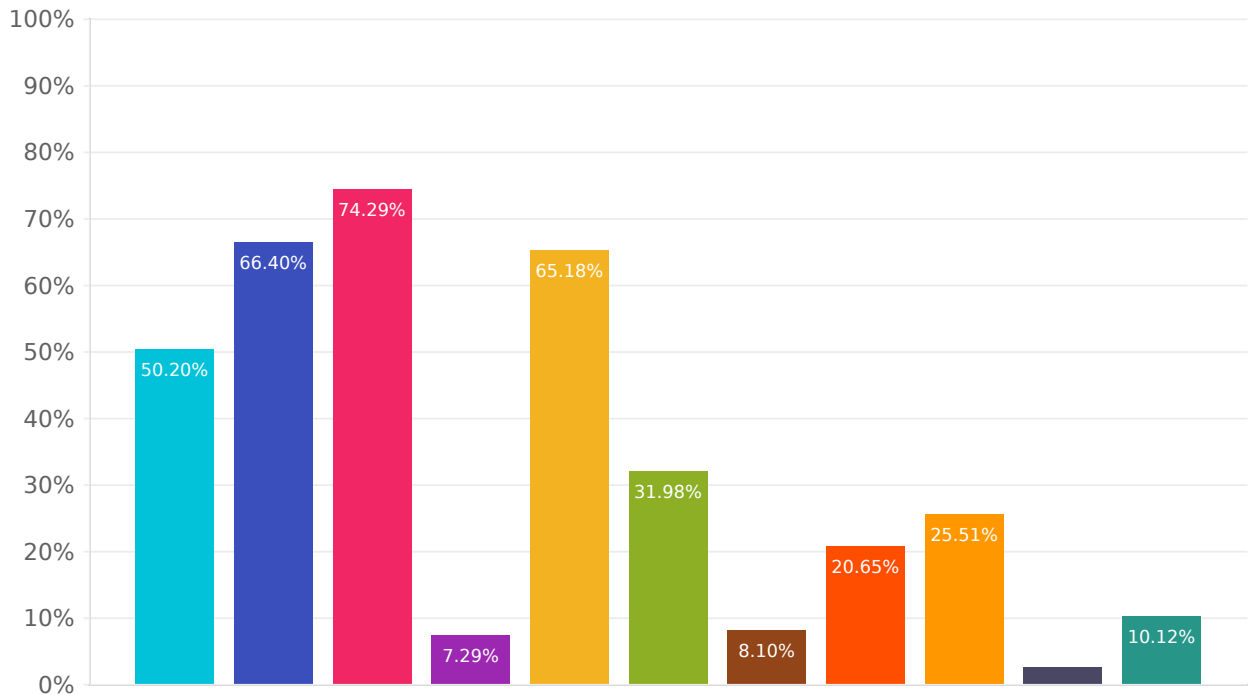
The Town of Stowe owns the Mayo Farm property. It is a 235-acre farm that is currently used for sports and event fields, trails (Stowe Recreation Path and Quiet Path), leased farm fields, and conserved wetlands/wildlife habitat.

Mayo Farm has a 25-year conservation easement that will soon renew. The Town can evaluate existing uses and consider potential new uses.

Which **future uses** do you think Stowe should consider for Mayo Farm?

Check all that apply.

Answered: 494 Skipped: 185



- Farming leases
- Community events field or venue
- Recreation trails and paths
- Highway & Parks Department storage buildings
- Public athletic fields
- Courts or other sports facilities
- Municipal parking
- Municipal recreation building
- Affordable or workforce housing
- Don't know or no opinion
- Other (Please specify)

Choices	Response percent	Response count
Farming leases	50.20%	248
Community events field or venue	66.40%	328
Recreation trails and paths	74.29%	367
Highway & Parks Department storage buildings	7.29%	36
Public athletic fields	65.18%	322
Courts or other sports facilities	31.98%	158
Municipal parking	8.10%	40
Municipal recreation building	20.65%	102
Affordable or workforce housing	25.51%	126
Don't know or no opinion	2.43%	12
Other (Please specify)	10.12%	50
Any additional comments?		102

Thank you!

Thank you for sharing your ideas for the Stowe 2050 community survey! Your answers are submitted.

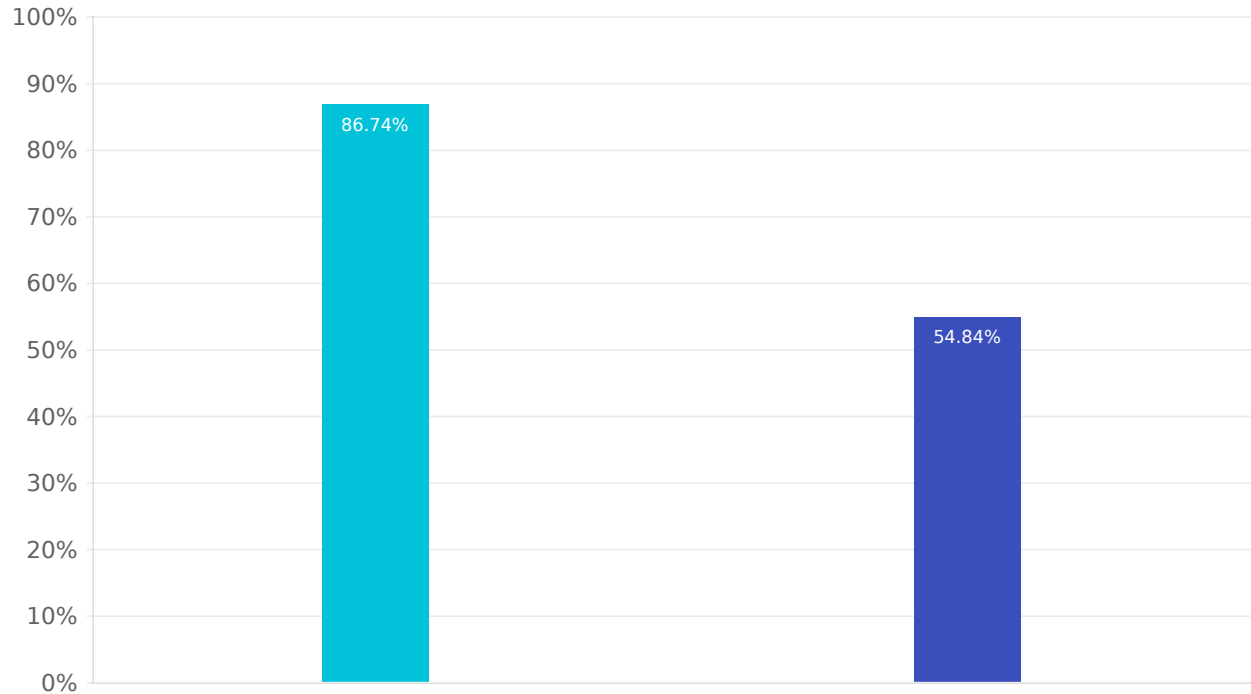
Please stay tuned and visit Stowe2050.org for more info, updates, conversations and planning events.

Q30

Would you like to enter the drawing for a gift card or get updates?

Check all that apply and share your contact info below. Your name and contact will not be associated with your survey responses.

Answered: 279 Skipped: 400



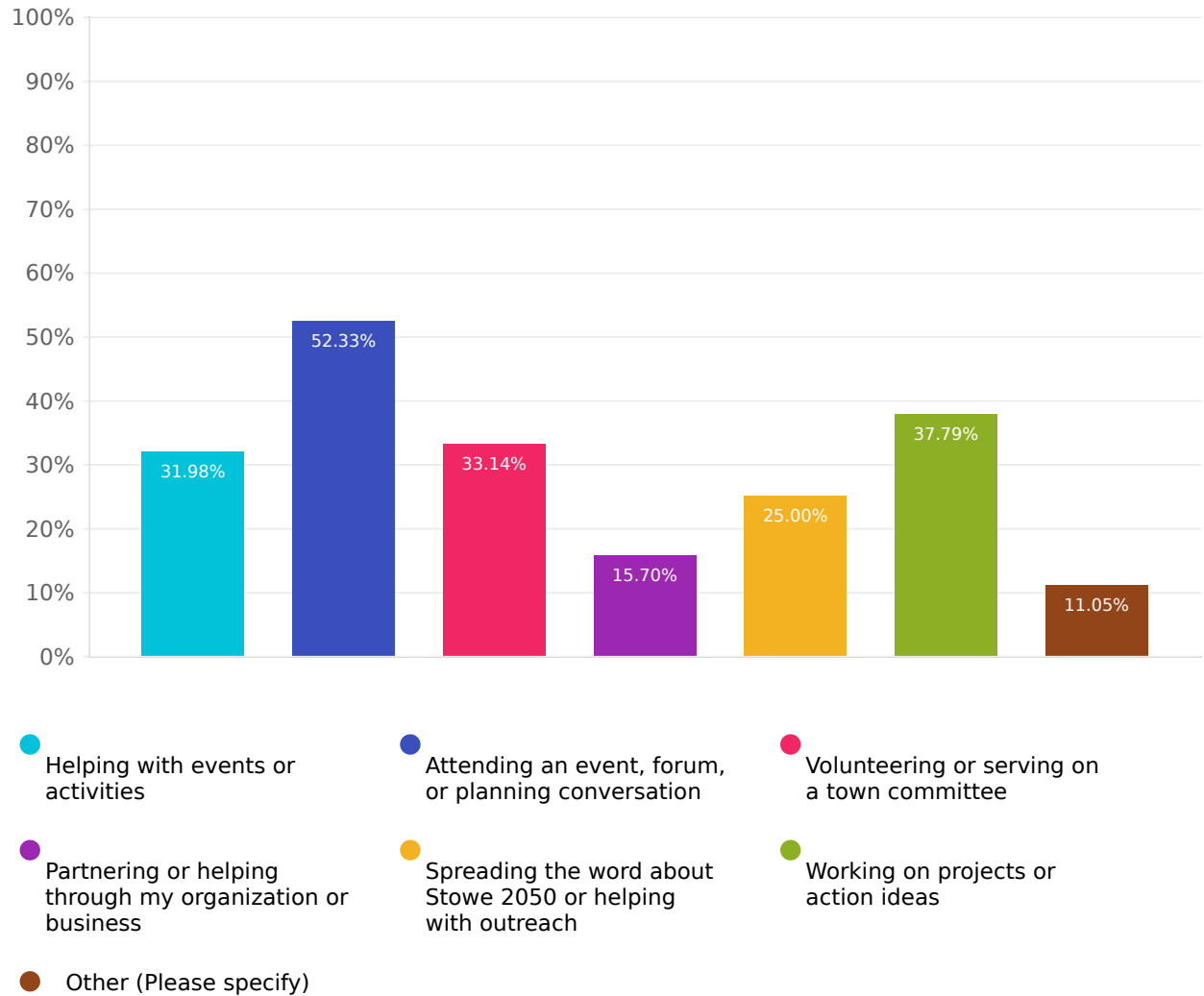
● Yes, enter me in the drawing

● Yes, email me updates about Stowe 2050 and town planning

Choices	Response percent	Response count
Yes, enter me in the drawing	86.74%	242
Yes, email me updates about Stowe 2050 and town planning	54.84%	153

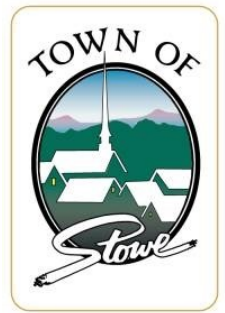
Are you interested in getting involved in other ways?
Check all that apply.

Answered: 172 Skipped: 507



- Helping with events or activities
- Attending an event, forum, or planning conversation
- Volunteering or serving on a town committee
- Partnering or helping through my organization or business
- Spreading the word about Stowe 2050 or helping with outreach
- Working on projects or action ideas
- Other (Please specify)

Choices	Response percent	Response count
Helping with events or activities	31.98%	55
Attending an event, forum, or planning conversation	52.33%	90
Volunteering or serving on a town committee	33.14%	57
Partnering or helping through my organization or business	15.70%	27
Spreading the word about Stowe 2050 or helping with outreach	25.00%	43
Working on projects or action ideas	37.79%	65
Other (Please specify)	11.05%	19



Town of Stowe
Development Review Board
Meeting Minutes – February 18, 2025

A regular meeting of the Development Review Board was held on Tuesday, February 18, 2025, 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, Mary Black, Andrew Volansky, David Kelly, Peter Roberts, Patricia Gabel and Alternate Lynn Altadonna.

Staff Present: Sarah McShane- Planning and Zoning Director, Ryan Morrison – Deputy Zoning Administrator, Kayla Hedberg-Planning and Zoning Assistant

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

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

Project #: 7494 (cont. from 1/7)

Owner: Mary Connacher Revocable Family Trust

Tax Parcel #: 10-065.000

Location: 548 Tansy Hill Rd

Project: Final Review of 3-lot Subdivision

Zoning: RR5

(Participating DRB Members: D. Clymer, M. Black, A. Volansky, P. Roberts, P. Gabel, L. Altadonna)

D. Clymer re-opened the continued hearing for Project 7494. Representing the Applicant were J. Pitrowiski, E. Licho, and Attorney H. Stevens (via Zoom). Interested persons included C. McHugh and T. Godfrey, they were sworn in by D. Clymer.

E. Licho addressed additional information requests and changes to the plans, including the addition of road sharing, building setbacks, and driveway permits. They added the RHOD district to show that the building zone was outside of the RHOD. J. Pitrowiski added that they reread the fire department standards and subsequently added a pull off every 500 feet. J. Pitrowiski indicated that they had submitted the wetlands permit and were waiting to hear back from the Army Corps. J. Pitrowiski discussed the old easement, upon further research he was able to confirm that the easement doesn't prevent the use of the land and serves no purpose now.

C. McHugh raised concern about that easement access and H. Stevens indicated easements and use of rights-of-way were a civil matter and outside the purview of the DRB. D. Clymer agreed.

The Board had no further questions, M. Black made a motion to close the hearing. L. Altadonna seconded. The motion passed unanimously.

Project #: 7514

Owner: Karen M Keene

Tax Parcel #: 07-308.000
Location: 1333 Waterbury Rd
Project: Subdivision and Boundary Line Adjustment
Zoning: RR5

(Participating DRB Members: D. Clymer, M. Black, A. Volansky, D. Kelly, P. Roberts, P. Gabel)

D. Clymer opened the hearing for Project 7514. T. Mumley was present for the applicant, and Dan and Karen Keene (present via zoom) were sworn in by D. Clymer.

T. Mumley presented the proposed subdivision project involving two existing lots on Waterbury Road. The project involves a boundary line adjustment, which would add acreage to the upper lot and create a new 2-acre lot. T. Mumley also mentioned the presence of wetlands and a stream on the property, and that a wetland delineation had been completed. He explained that due to the wetlands they had included a 50-foot buffer and due to previous work on the property, the Wetlands Department got involved. D. Clymer questioned how the prime ag soils would be impacted. T. Mumley explained that the prime ag area is already bisected by a driveway and D. Keene clarified that the field is still hayed and maintained.

D. Clymer asked for clarification regarding the acreage doubling and the house size. T. Mumley confirmed that the house size would remain the same, but the building zone was expanded but remains within the existing clearing limits. M. Black asked if the clearing limits would increase, T. Mumley indicated that the project does not propose any additional clearing or screening.

D. Clymer transitioned to discuss lot 1-B, asking for clarification regarding the tree removal on this portion. T. Mumley explained that there is an old stone wall on the property, and they are limiting clearing up to that and limiting the building zone allowing for a 50-foot buffer on the backside, and the other side they would limit clearing to the wetland buffer.

D. Clymer questioned the private enforcement mechanisms. T. Mumley clarified that lots 1-A and 2 share a septic system and lot 1-B would be on its own septic and there would be a driveway maintenance agreement if the lots were sold.

D. Kelly motioned to close the hearing. It was seconded by A. Volansky. The motion passed unanimously.

Project #: 7495 (cont. from 1/7)

Owner: Union Bank

Tax Parcel #: 7A-151.000

Location: 47 Park St

Project: Demolition of Existing Union Bank & Xpress Buildings. Construct Mixed-Use Buildings with Underground Parking

Zoning:VC10

(Participating DRB Members: D. Clymer, M. Black, A. Volansky, P. Roberts, P. Gabel, L. Altadonna)
(DRB Member Tom Hand was absent but will review the recording and continue to participate in the review).

94
95 D. Clymer re-opened the continued hearing for Project 7495. Representing the Applicant was T.
96 Mumley, G. Mink, K. Sentoff, Architect C. Carey, C. Wing, and C. Silvey. Interested persons present
97 included Paul Biron, all were sworn in by D. Clymer.

98
99 T. Mumley began by explaining the changes made to the project including the removal of the
100 proposed retirement home aspect and the reduction of residential units to ten. The second and
101 third stories of the Park Street building will be apartments, while the third floor of the bank building
102 will be used for commercial office space. K. Sentoff was present to discuss the traffic calculations.
103 T. Mumley indicated that they went before the HPC again to obtain approval for new light fixtures,
104 ones that would be more available.

105
106 D. Clymer asked for clarification regarding the new building configuration questioning whether
107 there had been exterior changes made with this iteration of the project. C. Carey assured there
108 were no exterior changes.

109
110 T. Mumley explained that the area highlighted in pink were the setbacks and the areas highlighted
111 in light blue were the overhangs. He pointed out the areas where the overhangs exceed the
112 setbacks. L Altadonna wanted to clarify that the encroachment into the setback is primarily the
113 roof overhang. T. Mumley reiterated that the roof overhangs, and the two entrance overhangs
114 exceeded the setbacks.

115
116 D. Clymer sought clarification over the height of the building. T. Mumley explained that the height is
117 35 feet from finished grade, however due to questions about where finished grade is they will refer
118 to footnote number 4, table 6.2. D. Clymer required further clarification. T. Mumley explained that
119 the existing grade of Union Bank right now is about 717, they will bring the grade up a little bit to get
120 to a finished grade that results in a 35-foot-tall building.

121
122 C. Anello, present on zoom raised her hand. D. Clymer swore her in. C. Anello asked how much
123 taller the new building would be compared to the current Union Bank building. The general answer
124 was two stories, the exact height difference was not provided.

125
126 T. Mumley discussed the current layout of Park Street, with a bump out on Pond Street, but he
127 reserved the right to change it in the future. He also mentioned that they need to work with the
128 Department of Public Works to get a developer's agreement for work in the right of way. P. Roberts
129 asked if water and sewer were available. T. Mumley confirmed that there is water and sewer
130 capacity available.

131
132 K. Sentoff discussed the traffic assessment, stating that the traffic impact would be negligible at
133 the School Street and Main Street intersection. She explained that they conducted the study during
134 PM peak, between the hours of 4:15pm and 5:15pm. According to K. Sentoff, they do not anticipate
135 a significant impact on Pond Street.

136
137 P. Roberts asked for clarification regarding the parking capacity. T. Mumley explained that they are
138 required to have 34 spaces but are providing 38. The parking garage will have 19 spaces, and the lot
139 will have 19 spaces, ten being reserved for residents.

141 A. Volansky asked for further clarification regarding the traffic impact. K. Sentoff reiterated that
142 based on their observations there would be an additional six-second delay to turn on to Main
143 Street. M. Black noted that traffic times were not observed during school drop-off times.
144

145 D. Clymer inquired about the construction plan. T. Mumley mentioned that they would be working
146 on the bank building first, followed by the construction of the Park Street building. T. Mumley also
147 discussed the construction schedule, which would involve two main phases, with the goal of
148 completing phase one this year and phase two next year. D. Clymer proposed a very detailed
149 construction schedule approved by the Department of Public Works detailing road closures, and
150 delivery schedules. T. Mumley acknowledged they would have to work out a detailed schedule with
151 the department of public works. G. Mink agreed that they will have to work hand in hand with public
152 works but also indicated that there could be challenges with that because a construction project is
153 very unpredictable. P. Roberts mentioned that they would need to identify off-site parking for
154 subcontractors and an off-site lay down area. Pointing out that phase two looks challenging, space
155 wise.
156

157 A. Volansky inquired about the project perspective compared to other buildings in the area. T.
158 Mumley pointed out that currently, there are two buildings there not really contributing to the
159 beauty of Stowe. He reiterated that they worked closely with the HPC to create a building that fits
160 the area. G. Mink explained that this project first started with Union Bank proposing a new building
161 and HPC did not approve. They continued to work with HPC to develop an acceptable layout and
162 they believe this could become an extension of Main Street. G. Mink referred to a 2007 Vibrancy
163 report that referred to this section being Stowe's new center of gravity, stating they got their
164 inspiration from there.
165

166 D. Clymer questioned the sign placement, T. Mumley indicated that those were not part of the
167 project review, and they would apply for sign permits at a later date.
168

169 A. Volansky expressed concern about how the size of the proposed building would change the
170 character of the area. G. Mink explained that he felt the proposed project was part of the growth
171 and change of the village. He pointed out that there are other three-story developments, including
172 the Green Mountain Inn buildings, the library, that the Avocado Pit and Black Cap are both larger
173 buildings, and 109 Main Street.
174

175 D. Clymer suggested moving into landscaping architecture next given the ongoing discussion. C.
176 Silvey then presented the landscape architecture plan, which includes a low-seat wall detail along
177 the sidewalk, street trees, an arborvitae screening at the property line, and a pocket park at the
178 corner of School Street and Park Street that could be utilized by the public and tenants. G. Mink
179 described the purpose of the pocket park as a way to increase the commercial ground floor and
180 retail space and to encourage people to walk around the block and explore.
181

182 D. Clymer moved on to utilization of renewable energy sources and inquired about the height of the
183 building and if a shade analysis had been completed. T. Mumley indicated they had done a shade
184 analysis. P. Roberts inquired about the purpose of the second-floor connector. G. Mink indicated
185 that it was going to be leasable office space and would provide weather screening over the drive-
186 through.
187

188 D. Clymer inquired about approved building materials during the HPC review. C. Carey detailed the
189 design aspects related to the purposed building, windows and connector. They proposed vertical
190 siding on the connectors. He explained the connectors are meant to be setback and subdued, that
191 the window patterns are varied.

192
193 L. Altadonna questioned whether or not the parking garage ventilation would cause a noise
194 disturbance. G. Mink described other projects that had the same type of two fan ventilation system
195 and indicated that he had not heard of any noise issues with those. He described the ventilation
196 system as two fans, one smaller fan and a larger fan that would be controlled by a CO2 sensor.

197
198 D. Clymer moved on to circulation of parking, questioning whether parking would be impeded by
199 surface parking and if someone could get in and out of the garage regardless of how busy the bank
200 drive-through is. T. Mumley explained that based on the parking analysis they would be able to get
201 out. He stated based on the plans they stacked additional cars; however, they do not expect that
202 many cars to be stacked up.

203
204 P. Roberts indicated that the architectural plans did not include drawings of the basement and
205 asked where a mechanical room would be located. T. Mumley said the mechanical room would be
206 in the elevator area. A. Volansky asked if all the equipment would be installed in the basement
207 area. G. Mink explained that all the units are electric with roof condensers. A. Volansky asked if the
208 roof units were addressed at HPC. G. Mink stated that it has a lot to do with elevations and the
209 height of the building. T. Mumley pointed out the roof plan and G. Mink explained that the exact
210 location of everything hasn't been determined yet.

211
212 A. Volansky asked about the underground parking as related to the water table. T. Mumley
213 explained that the water table was just below the bottom of the garage, allowing for footing drains
214 to connect to the stormwater system.

215
216 Regarding pedestrian circulation and underground parking, T. Mumley went over the proposed
217 sidewalks around the block, including the reconstruction of the Park Street sidewalk and the
218 addition of a sidewalk on Pond Street. He clarified that the underground parking exit was through
219 stairs to Park Street or via an elevator on the north side of the building. C. Anello raised concerns
220 about public access and safety. G. Mink responded that access to living areas would be locked off
221 with key fob access and that cameras would likely be installed.

222
223 D. Clymer moved onto outdoor lighting. D. Clymer asked about the potential for light pollution from
224 the interior spaces. G. Mink indicated he had not noticed an issue from the 109 Main Street
225 building. T. Mumley explained that they confirmed that the lighting met the standards for the Zoning
226 Regulations but did not have a dark sky designation. P. Roberts questioned how outdoor lighting
227 would be controlled. G. Mink explained that they would put the lights on a timer and timing could
228 be discussed.

229
230 D. Clymer asked for further information regarding the ease of movement through the drive-through.
231 T. Mumley explained that based on the design at the current Union Bank location, there would not
232 be much of a change. The current drive-through blocks parking similar to the proposed drive-
233 through. He indicated that the blocked spaces would be marked as employee parking only and
234 employees would have an access point along the building. K. Sentoff was asked if the traffic study

235 included the drive-through. K. Sentoff indicated they had observed the drive-through during peak
236 PM hours and it was observed that no more than one car was in the drive-through at the time.
237

238 D. Clymer asked for comments from interested persons and the public. C. Annello shared
239 concerns about the size of the building and the possibility of increased homeless activity and drug
240 activity in the open parking garage.
241

242 M. Puddicombe shared his concerns regarding the logistics during construction and the impact
243 that it will have on traffic.
244

245 L. Biron was concerned about the disruption of business to Butler's Pantry.
246

247 D. Clymer asked if anyone else would like to make a statement before the meeting was adjourned.
248 No other parties spoke up.
249

250 A. Volansky motioned to close the hearing. M. Black seconded the motion. The motion passed
251 unanimously.
252
253

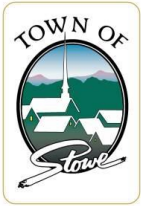
254 **Other Business:**
255 None.
256

257 **Approval of Minutes:**
258

259 L. Altadonna motioned to approve the meeting minutes from February 4, 2025. A. Volansky
260 seconded the motion. The motion passed unanimously.
261

262 P. Roberts motioned to adjourn the meeting. M. Black seconded the motion. The motion passed
263 unanimously. The meeting adjourned at 7:38pm.
264
265

266 Respectfully Submitted,
267 Kayla Hedberg
268 Planning and Zoning Assistant



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes February 17, 2025

The Town of Stowe Planning Commission held a regular meeting on **Monday February 17, 2025**, starting at 5:30 p.m. The meeting was held at the Stowe Town Office with remote participation via Zoom. Voting members present included Mila Lonetto, Bob Davison, Jill Anne, and Heather Snyder. Non-voting members present included Jeff Sereni and Hannah Mitrani. Excused absences included Brian Hamor and John Muldoon. Neil Percy was also absent. Municipal staff Sarah McShane was present. Guests Beth Gadbois and Jo Sabel Courtney attended in person. Guest consultant Rebecca Stone and Terrie Wehse attending via Zoom.

Following technical equipment, video, and audio challenges, the meeting began at approximately 5:38 pm. Staff explained that Chair B.Hamor had a planned absence and Vice Chair N.Percy was not in attendance. She identified M.Lonetto, B.Davison, J.Anne, and H.Snyder as the necessary members to constitute a quorum and hold a meeting.

In the absence of the Chair and Vice Chair, staff suggested for participating members elect a temporary Chair to facilitate and carry-out the business of the meeting. On a motion by H.Snyder, seconded by J.Anne, M.Lonetto was nominated to serve as Acting Chair to facilitate discussion of the meeting. The motion passed unanimously by voting members. M.Lonetto served as Acting Temporary Chair.

Called to Order

M.Lonetto called the meeting to order and congratulated H.Snyder in her recent appointment as a voting member and H.Mitrani as a non-voting member.

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

There were no public comments. H.Snyder motioned to adjust the agenda to table agenda item #5 to the next regular meeting when the full membership of the Commission can attend and participate in the discussion. J.Anne seconded. The motion passed unanimously by voting members.

Technical equipment, video, and audio challenges continued.

Review Prior Meeting Minutes [2/3/2025]

J.Anne motioned to approve the meeting minutes from 2/3/2025. H.Snyder seconded. The motion passed unanimously by voting members.

Review Draft Vision & Finalize Plans for Town Meeting Day

M.Lonetto introduced the main discussion item. S.McShane explained that consultant R.Stone will provide a presentation of the identified values/vision and hopefully by the end of the meeting, the Commission can decide and finalize plans for Town Meeting Day. R.Stone provided a presentation, an overview of the engagement activities, and the process for preparing the draft vision/values statement. She explained that the engagement activities generated more than 7,000 comments and how the content can be further filtered throughout the planning process. She explained the identified values, assets, needs, challenges, etc. and described the planned poster session for Town Meeting Day – each poster identifying community values and action items gathered throughout the engagement activities.

Members discussed how the vision/values might be applied in future decision-making. Members viewed a vision scoreboard. Members viewed example posters that could be designed and utilized at Town Meeting Day. R.Stone explained that each poster would contain an overarching value theme and be populated with received public comments under each theme. Participants could place a sticker or checkmark by the actions/values/visions they support. Members discussed how to review the content, timing of Town Meeting and regular PC meetings, meeting spaces, etc. Members agreed with the overall approach and with the identified values/vision themes, however following discussion, the Commission did not feel comfortable going forward with plans for Town Meeting Day without first reviewing the content of the posters. Members decided to host an individual event in mud season, details to be discussed and decided at an upcoming meeting. Staff will review the meeting calendar and suggest a few alternative meeting dates.

Review Upcoming Meeting Schedule

Next regular PC meeting date- March 17, 2025.

The meeting adjourned shortly after 7:30 PM.

Respectfully submitted,
Sarah McShane, Planning & Zoning

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
Joint meeting with the DRB & Selectboard (?)
Schedule joint meeting with Energy Committee



**Town of Stowe
Conservation Commission
Monday February 10, 2025**

A regular meeting of the Conservation Commission was planned to be held on Monday February 10, 2025, at 5:30 pm. Commission Members in attendance: Catherine Gott, Jacquie Mauer, and Kay Barrett. Student Representative Mady Lawver attended. Staff Sarah McShane attended. Evan Freund and Philp Branton had pre-planned absences. Seb Sweatman was absent. Lacking a quorum, the regularly scheduled meeting for February 10th was cancelled.

**TOWN OF STOWE
RECREATION COMMISSION
Meeting Minutes
February 5, 2025**

The Stowe Parks and Recreation Committee Board met February 5, 2025, at the Stowe Arena starting at 5:00 pm.

Members present: Lyn Goldsmith, Ryan Thibeault, Matt Frazee, Brett Loomis, Forrest Shinnars, Julian Roscioli-Barren, Deb Drinkwater

**Agenda approved
Minutes approved**

Waterbury Skate Park

Josh Merson from the Waterbury Skatepark Coalition was present to discuss their efforts to raise funds to renovate the Hope Davey Skatepark. He said they are about \$25k from their fundraising target and plan to begin construction in June 2025. They are seeking private donations and wanted to share information regarding the project as they hope Stowe Recreation and others will have interest in future programming.

Rec Path Benches and Picnic Table Program

RC recommends revising the existing procedures for donating benches and picnic tables on the Rec and Quiet Paths.

The existing policy is problematic as it requires contacting the original donors of existing memorial benches and tables, but there are no Town records of these donors or any way to contact them. There is a waiting list of 19, so it will be easy for Matt/Kelli to reach out to notify those on the list about what is available and get the new management system started.

New benches would be commercial grade and would start around \$2K, which is significantly more than the \$200 that donors who previously participated in the memorial bench program experienced. So, going back to the original list of donors, even if it was readily available, could trigger sticker shock.

There is no operating budget capacity to replace high-priority benches and tables, so we would have to submit a capital request for the FY 26 budget.

Under the new program, we could create a dedication program. However, it requires new software, which costs \$2500 annually, which is very expensive. MF and Kelli are trying to reconfigure the existing system to run the program and match table and bench donation opportunities with donation amounts that cover the complete cost (purchase, shipping, installation, concrete foundation).

Forrest Shinnars suggested an auction format, with a minimum bid of the cost of the bench, and

then trying to spark a bidding war to maximize revenue. The extra revenue would go to the Rec Path Fund.

The Town would control the locations of what benches and tables are available, so specific requests from donors would not be allowed, but they could wait for a location and type to become available. Get a bench for the life of the bench, and then the Town would start over.

Benches/Tables are commercial grade. MF recommends using Kirby Built as a vendor. They come with a 50-year warranty, post-consumer recycled plastic, and stainless steel bolts.

Under consideration, should benches and tables be uniform, or should donors be able to design their own? It would require a process for unique proposals that the SB would have to approve. (An example is the Bear Bench)

Question about placement of tables along the path, including placing 2 or 3 around the river where the 2 p.m. dog group meets daily. MF will consult with RC to identify new locations, which would require revising the existing Town policy because there is no inventory of tables or benches. MF will work with RC to create an inventory with a map to show locations and request Town approval for new locations, such as the placement of the dog group.

MF will create a final language for how the Recreation Commission will run the program for review at the next meeting.

Forrest Shinnars made the motion seconded by Ryan Thibeault:

The Recreation Commission recommends the Selectboard adopt the amended Bench/Table Policy. Passed unanimously.

FINANCIAL ASSISTANCE POLICY

The FAP allows for scholarships to attend Rec programs and activities for people who qualify under the Vermont Income Eligibility Guidelines (free/reduced lunch/milk program). Currently, the Town gives 5500 per year for the operating budget, with the Bunny Libby Memorial Fund giving an additional 5K.

It is limited to \$500/per individual per household, which does not cover even half the \$1300 tuition—no other assistance to someone who qualifies. MF recommends an amendment to the existing policy to change limits from \$500 to \$650 per individual per fiscal year (represents households that are eligible for 50 percent of tuition cost) and to \$800 (represents households that qualify for 65 percent) for families that are eligible for 100 percent.

In the future, those percentages will remain as tuition fees increase, so they will not have to be revisited.

Brett Loomis made motion to increase limits to appropriate amounts, seconded by Forrest Shinnars. Passed unanimously.

FIREWORK RAIN DATES

Typically, the rain date is the day after, but this year, the 4th is on a Friday. The vendor has no availability on the Saturday or Sunday, the 5th or 6th. There is no other possible vendor.

SB mandates that the fireworks are held on the 4th, so it would require a motion to ask them to move to the 3rd.

All rec staff are working on the 3rd for summer camp, so there are no resources to move the fireworks to the 3rd.

If we move to the 3rd with the 4th as a rain date, we would be charged an additional 10 percent. 13K cost, so an extra \$1300. If we cancel due to weather on the day, then we owe 10 percent as well. MF and the Chief of Police make the Go/No Go call based on public safety considerations.

If the vendor cancels, then we do not owe the 10 percent.

Forrest Shinnars made the motion seconded by many on the committee and adopted unanimously to select the 4th as a do-or-die for fireworks with no rain date.

PICKLEBALL/MEMORIAL PARK

Capital projects do not require town vote. The SB has authority to advance as long as there is no need for Bond money. The SB has approved \$320K for the preliminary design phase and has indicated that they would be in a position to issue bid documents if public opinion at Town Meeting is favorable.

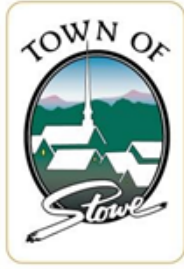
The SB wants use Town Meeting to gauge public opinion about Memorial Park and its 10M price tag. While it is theoretically a non-binding conversation, if Town Meeting attendees are against the Park then the money will go into limbo, same as the \$175K fix for the pickleball court resurfacing and repair. If the Park Project seems to be something that will happen within a year or two timeframe, then no spend on pickleball courts. If Park Project seems 5+ years away and or lots of local resistance to a 10M bond, then there would be a case for the \$175K bandaid spend on the courts.

Harry Shepard will lead presentation at Town Meeting. Rec Committee has recommended that Matt Frazee support him with this public presentation. Matt Frazee asked for Rec Commissioners to attend the special meeting and speak out as well.

RC discussed talking points about the Park and need to work with stakeholders to develop a community engagement strategy heading into Town Meeting:

- Need not a want
- Traffic patterns
- Current state of memorial park embarrassing
- The Selectboard thinks enough of the plan that they put it that there is support for this project

Rec Commission will meet for a Special Meeting on THURSDAY FEB 20 @ 5PM to receive feedback from Matt Frazee about the Town presentation and work with committee to agree on talking points and a strategy for civic engagement going into Town Meeting,



Town of Stowe- Historic Preservation Commission

Meeting Minutes – February 5, 2025

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday February 5, 2025, 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, Barbara Baraw, George Bambara, Sam Scofield, Tyson Bry, Jennifer Guazzoni and Cindy McKechnie.

Staff Present: Ryan Morrison

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

Project #: 7539

Owner: The Community Church

Tax Parcel #: 7A-051.000

Location: 137 Main Street

Project: Exterior alterations to church, rear staircase replacement to include roof, 2 heat pump units, exterior fan for kitchen, replacement windows

Zoning: VC10/SHOD

Doug Viehmann was present and presented the plans. The project involves replacing the rear fire escape stairs with new covered stairs, installing an exterior exhaust fan at the building's rear for the kitchen, installing three exterior heat pump condenser units, and replacing/repairing existing windows as needed. The condenser unit screening will be like that of a picket fence, with shed roofing and will locate entirely below the belt course. The exhaust fan will be galvanized steel which cannot be painted. Over time, the steel will lose its gleam and obtain a more matte look. The railings on the stairs will be painted white metal; a woven mesh product will locate within the railings and painted white. The HPC asked about there being shutters on the windows for both sides of the building. Mr. Viehmann responded that they intend to repair or replace the existing shutters on the west elevation. If funding allows, they may install matching shutters on the east elevation as well. R. Morrison stated that, in accordance with Section 10.4(2), the church is exempt from review of items like windows and shutters. B. Baraw asked if they were planning to replace the ramp at the rear. Mr. Viehmann responded that they are not because it is in good shape. The HPC asked if there were going to be any new exterior lights. Mr. Viehmann responded that there will be no new exterior lights installed, but they intend to re-orient existing lights so that they do not shine off-site. In the northwest corner of the parking lot, there is one parking lot light that is no longer needed due to the lighting next door which provides ample illumination for the church's parking area. This light is proposed to be removed. T. Bry made a motion, seconded by S. Scofield, to approve the application as presented. The motion passed unanimously. The project is classified as a minor.

Project #: 7495

Owner: Union Bank

Tax Parcel #: 7A-151.000

Location: 47 Park St

Project: Revise exterior lighting fixtures Demolition of existing Union Bank and Xpress buildings. Construction of new mixed-use buildings with underground parking.

Zoning: VC10/SHOD

Tyler Mumley presented the application. This is for previously reviewed project #7495 which is currently under review by the Development Review Board (DRB). The applicant proposes different exterior light fixtures than what was originally reviewed by the HPC. The new lights include wall mounted, recessed and pole mounted fixtures. The wall mounted fixtures will be 'gooseneck' style and will locate on either side of retail unit doors. These fixtures will have a diameter of 20". Recessed lighting will locate at covered entrances. One pole light will locate along the north property line, adjacent to the parking area. Additional parking lot lighting will be via additional wall mounted fixtures on two walls closest to the parking area. T. Bry made a motion, seconded by Cindy McKechnie, to approve the revisions as presented. The motion passed unanimously. The project is classified as a major and is already under public hearing review by the DRB.

Project #: 7542

Owner: Peter Livaditis / Maple Corner Investments LLC

Tax Parcel #: 7A-029.000

Location: 48 South Main Street

Project: Demolish existing building and construct a mixed-use building with covered at-grade parking

Zoning: VC10/SHOD

Andrew Volansky, Kelley Osgood, Peter Livaditis, Ian Ambler, and John Grenier presented the application. The project is to demolish the existing structure at 48 South Main Street and construct a new, three-story mixed-use building, with covered at grade parking. In addition, the applicant seeks height and setback waivers. This project has been presented to the HPC as an informal review three different times: October 2, November 20, and December 4, 2024.

The applicants presented an engineer's assessment of the existing structure that highlights several structural deficiencies throughout the structure. The assessment concludes that demolition, rather than restoration, is the most reasonable option given the amount of work/repairs necessary to restore the structure.

The proposed building includes mercantile space on the ground floor, mercantile space and one apartment on the second floor, and an apartment on the third floor. Rooftop mechanical units are proposed and will be centered on the roof to aid in screening. Additionally, the roof will include a cupola. Covered at grade parking is proposed on the west side of the structure. The applicant requests a height waiver for a 35-ft building height. Setback waiver requests include a waiver from the side yard (west) property line for the covered parking and from the front yard (south) property line for the covered parking and the main entry. The applicant is requesting to balance the existing nonconforming footprint setback from the rear yard (north) property line to accommodate the new building.

The building includes a mix of brick and stained wood (clapboard or similar) siding likely with a 4" reveal. Additional detail includes painted wood and/or composite trim, aluminum clad windows with muntins, a tube steel framed roof canopy at the third floor apartment level with wire mesh railings and steel plate frames.

The applicant commented that the main changes from the last informal review include more brick siding and an increase in size for the cupola.

The applicant noted that light fixtures will be wall mounted except for ceiling mounted, down-hanging fixtures. The fixtures proposed are 'dark sky compliant'. The intent is to maintain

consistency with lighting along Main Street, into the property and into the rear property.

J. Guazzoni asked why the cupola is needed. The applicant responded that it is to provide for rooftop access and sunlight into the building. The cupola is less than 10% of the rooftop area, and as a result is exempt from height restrictions.

After prompts by the HPC, the applicant will return to a later HPC meeting to present color options for the building.

Other Business: Discussion: Potentially apply for a CLG grant to update the Historic Sites Survey/Architectural Resource Inventory: A brief discussion occurred about how to move forward with this. R. Morrison informed the HPC that additional time will be needed to assess how to proceed with the grant process. Staff will provide a description of the necessary path in moving forward with the grant at a later meeting.

Review Meeting Minutes:

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

The meeting adjourned at approximately 7:20 PM.

Respectfully submitted,
Ryan Morrison, Deputy Zoning Administrator



Town of Stowe- Historic Preservation Commission

Meeting Minutes – February 19, 2025

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday February 19, 2025, 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, Barbara Baraw, George Bambara, Sam Scofield, Tyson Bry, and Cindy McKechnie.

Staff Present: Sarah McShane

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

Project #: Informal Review

Owner: Town of Stowe

Tax Parcel #: 7A-039.000

Location: 67 Main St

Project: Install a rooftop mechanical unit and screening

Zoning: VC10/SHOD

DPW Director Harry Shepard was present, along with Chris Jolly and Architect Tom Bursey. H.Shepard provided an overview of the proposed project and explained they are proposing to install new heating and air conditioning systems in the Akeley Memorial Building/Stowe Town Hall. The project is presently out for bid. The exterior HVAC system will be installed on the reinforced concrete slab roof of the existing rear vault. The mechanical equipment will be shielded by a two-tiered metal arrangement enclosure designed to mirror the existing black railing on the fire escape. The existing louvered opening will be re-used to connect to the interior of the building. H.Shepard explained the black exhaust serving the theatre will also be removed and the only penetrations to the building will be two 4" x 4" steel columns. Commission members discussed the project and generally agreed it was sensitive to the historic building and is a cohesive design. Chair Macdonald inquired whether the Commission is voting on the application. Staff noted although it was noticed as an informal review, it is DPW's intention to receive the Commission's formal recommendation. G.Bambara motioned to approve the project as presented. The motion was seconded by S.Scofield and passed unanimously. The project is classified as a minor.

Project #: 7542

Owner: Peter Livaditis / Maple Corner Investments LLC

Tax Parcel #: 7A-029.000

Location: 48 South Main St

Project: Demolish existing building and construct a mixed-use building with covered at-grade parking

Zoning: VC10/SHOD

Property owner Peter Livaditis and Architects Andrew Volansky and Kelley Osgood were all present. The HPC previously reviewed this project during prior meetings but asked that the Applicant return with proposed color palette options. Building color is regulated under Section 10.12(7)(c)(1) which requires *'Painting of exterior surfaces shall use historical colors and pigments appropriate to the period and architectural style of the building. Such colors can be found in many major paint manufacturer catalogs.'* A.Volansky and K.Osgood showed three different color scheme options A2- a charcoal grey painted clapboard with darker trim; B2 – a mallard green color painted trim and

primary architectural elements; and C2- a light yellow and green paint scheme. The Commission reviewed and discussed the three options. Members noted that the colors appeared slightly different on the different screens. Members preferred A2, the charcoal painted clapboard. Members also closely viewed the reclaimed brick sample from the blacksmith shop project. M.Macdonald reminded the Commission that the full project involves demolition, reconstruction, and setback and height waivers. S.Smith shared that he felt there may be a lot of negative feedback on the building once it is constructed but he felt the project has arrived at the right place. Members agreed but felt the Commission was acting within its purview. G.Bambara motioned to recommend approval of the project as presented in the A2 color scheme. S.Scofield added a friendly amendment clarifying the paint trim should be a bit lighter (1 or 2 steps lighter on the color chart) to create more definition with the clapboards. G.Bambara further added to recommend approval of the demolition and building setback and height waivers, as requested. The motion was seconded by B.Baraw and passed unanimously. The project will require additional review by the DRB.

Project #: 7553

Owner: Robert & Lisa Leopold

Tax Parcel #: 7A-005.000

Location: 277 South Main St

Project: Re-approval of Project 6664 - single family residence w/ 2 car garage and studio apartment

Zoning: VR40/SHOD

Architect Alan Guazzoni was present representing the property owner. He explained that the project was previously approved by the HPC. Staff added that the permit expired, and the project will now also require a variance from the DRB since two years have passed since the nonconforming building was demolished. The project design has not changed since the original approval. S.Scofield motioned to re-approve the project as presented. The motion was seconded by S.Smith and passed unanimously. The Applicant will work with Planning & Zoning staff to schedule DRB review.

Project #: 7546

Owner: The Farm Home LLC

Tax Parcel #: 7A-129.000

Location: 161 Mountain Rd

Project: Replacement windows and door

Zoning: VC10/SHOD

This project was removed from the agenda, upon staff determining review was no longer required since the project involved an in-kind replacement.

Other Business:

Staff briefly discussed the Town Plan and asked the Commission to consider whether they had any policy or program items to include. She will return once the plan is further along and seek additional feedback from the Commission. Members briefly discussed applying for a CLG grant to update the Historic Sites Survey/Architectural Resource Inventory. The grant application period opens in October and closes in December. Staff and the Commission will work together to start preparing for application this fall.

Review Meeting Minutes:

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

The meeting adjourned at approximately 6:00 PM.

Respectfully submitted,
Sarah McShane, Planning & Zoning Director

Stowe Housing Task Force

Wednesday, January 8, 2025

Akeley Memorial Building
67 Main Street
Stowe, Vermont



Housing Task Force Members: MacKee Macdonald, Walter Frame, Sarah Henshaw, Ken Braverman, Scott Coggins, Josi Kytle, Stefan Grundmann, Town Manager Charles Safford (Ex-officio), Mila Lonetto (Ex-officio)

Attendees: Assistant Town Manager Will Fricke, Judi Bickford

Call to Order

Chair Macdonald called the meeting to order at 11:00am.

Approve Agenda and Minutes

Josi Kytle moved to approve the agenda and minutes. Sarah Henshaw seconded. Motion carried (7-0).

Discussion of Housing Task Force Meetings and Suggestions

Discussion of upcoming meeting schedule

McKee Macdonald posed the question of whether there are any other groups the Task Force can talk to. Charles Safford suggested the VT Department of Community Affairs Housing and community development, Evernorth. Union bank, and tax credit organizations to understand how they interface and what they bring to the table. McKee said he is concerned about them coming in and hearing the same thing, that you will lose out on tax credits to other Towns with more perceived need. Josi Kytle suggested the Town of Middlebury with regards to their developers with Middlebury College. Ken Braverman suggested the Town of Killington.

McKee Macdonald said in Rutland, money for the purchase of a property is coming from a Canadian developer. Projects in similar towns sound like they are getting money not from the state but from developers. Charles Safford said towns may be a partner especially in the case of a TIF district but they are not the developer, and the question is whether Stowe has those types of players. He said he will attempt to line up guest speakers from Killington and Middlebury.

Ken Braverman suggested inviting someone from Vail. Mila Lonetto said they need to understand their impact on year-round housing stock through renting seasonal housing for their employees. She also suggested inviting Stowe Land Trust. Walter Frame noted he is a SLT Board member, and in order to do housing they need a willing landowner as a partner. Ken Braverman asked if they could work with Town staff to identify housing opportunities on Town-owned property. Charles Safford said unless the Town wants something on the Mayo Farm, they may be in the land acquisition business with respect to housing.

Walter Frame said there are choices to be made with the land that is available, for example the land behind the arena. Mila Lonetto suggested working with the Recreation Commission to work housing into the plan for Memorial Park. Charles Safford said it is not assured that they can even meet their recreational goals in that space due to wetlands. McKee Macdonald said they may not be able to fit housing back there, but could fit courts. He added it could be more economical to buy an existing parcel from a landowner.

Josi Kytle said they need an open conversation about priorities in community. Housing needs have not bubbled up until the last couple years and we will need to make tradeoffs between conservation, recreation, and housing. Charles Safford said the community will also need to decide what role the Town will have in housing. Historically the community has not desired affordable housing, but they have desired land conservation.

Scott Coggins said the consultant should be talking to these parties privately to distill information, and then we hear from the consultant on what they've learned.

Mila Lonetto said the VT Senate Majority Leader is open to coming to a Task Force meeting. Sarah Henshaw noted there is a group of local legislators working on housing issues and Jessie Smith at the VCF would be a good person to talk to.

The Task Force reviewed a document from the Housing Consultant with potential interview targets and focus groups.

Ken Braverman asked if Stowe has ever had a TIF. Charles Safford said the State denied their application. They wanted one for developing the water and sewer connections to the Mountain. Walter Frame asked why they were denied. Charles Safford replied, because "Stowe." He added that at the time TIFs were not fully understood by the State, but the door is not shut.

Staff Report / Next Meeting Agenda

It was noted the next meeting is on January 29 for the kickoff with the housing consultant.

Public to be Heard Non-Binding

No public comment.

Adjournment

Chair Macdonald adjourned the meeting at 12:20pm.

Notes

Minutes submitted by Will Fricke.

The Stowe Housing Task Force meets on the first and third Wednesday of each month at 9:00am.

A recording of this public meeting is available at: <https://www.stowevt.gov/HTF>

Stowe Housing Task Force

Wednesday, January 29, 2025

Akeley Memorial Building
67 Main Street
Stowe, Vermont



Housing Task Force Members: MacKee Macdonald, Walter Frame, Sarah Henshaw, , Josi Kytile, Stefan Grundmann, Town Manager Charles Safford (Ex-officio), Mila Lonetto (Ex-officio)

Absent: Ken Braverman, Scott Coggins

Attendees: Planning & Zoning Director Sarah McShane, Jeff Sauser, Nels Nelson, Sarabrent McCoy, Jenn Goldson, Austin Smith, Heather Snyder

Call to Order

Chair Macdonald called the meeting to order at 9:00am.

Approve Agenda

Josi Kytile moved to approve the agenda. Walter Frame seconded. Motion carried (5-0).

Kickoff Meeting with Housing Consultant

Jeff Sauser discussed their approach to engagement with the team, including a bi-weekly coordination call with Charles and Sarah, periodic meetings with the team, and stakeholder interviews. They also plan to meet with the selectboard three times throughout the process. Jeff mentioned that they would be flexible with in-person and virtual meetings, depending on the group size and convenience. The team also discussed the importance of aligning with the community through a community workshop and reviewing draft strategies. They agreed to have several check-ins throughout the process, with Charles and Sarah deciding on the frequency of these meetings.

Jeff Sauser discussed the plan to conduct stakeholder interviews with various categories of people, including town staff, officials, realtors, developers, local businesses, and regional agencies. He mentioned that the interviews would be conducted over the next 4 to 6 weeks and that the sequence might depend on availability. The Task Force suggested that some interviews might be better suited for later in the process, after some conceptual analysis findings and action items have been established. The team agreed to save some interviews for later when they want reaction and feedback on the ideas. The Task Force also suggested adding some names to the list, including David White and Eric Hoekstra, and mentioned the need to monitor legislative changes related to Act 250 and CDBG funding.

The Task Force and consultants noted the importance of in-person meetings for effective communication and decision-making. They discussed the possibility of setting up a day or two in advance to invite people to roundtable focus groups. Jeff mentioned that they have been reviewing legislative changes and will reflect on current laws and the potential impacts of emerging legislation. Jenn introduced herself and discussed the community workshop plan, suggesting a day and a half in the spring, possibly aligning with a select board meeting. The team discussed the possibility of hosting a community meeting at 7:00pm, following a select board meeting at 5:30 PM. Akeley suggested having an open conversation with the community on the first day, which could then be summarized and presented to the select board. The team also discussed the need for a Zoom component for public engagement to accommodate parents with young children.

The Task Force and consultants discussed the approach to their project, focusing on public engagement and data collection. They agreed to separate the public meeting from the select board meeting to allow for more in-depth discussions and to incorporate public input into their recommendations. They also discussed the importance of quantitative data, with the Task Force suggesting the use of surveys to gauge support for their recommendations.

Jeff proposed refining their approach with a firm calendar for the project duration. The team also discussed the definition of a household, with Nels clarifying that it refers to an occupied housing unit, including rentals, but excluding seasonal units and short-term rentals.

The team discussed the housing situation in Stowe, focusing on the number of households and units being built over time. They also considered the income levels of these households and how they project forward. Jeff presented data from the State housing needs assessment, which suggested a need for 1,300 to 2,000 units over the next five years in Lamoille County. The team also discussed the challenges of tracking and understanding the nuances of housing stock, including the impact of short-term rentals and seasonal homes. They agreed on the need for a more nuanced approach to housing production targets, considering factors such as income levels, bedroom counts, and accessibility for aging seniors. The team also discussed the significant gap between the median home price and the median income, indicating a disconnect between the state of the market and the state of housing need in the community.

The Task Force raised concerns about the dissemination of powerful information to the community, suggesting the need for a more proactive approach rather than waiting until the last minute. Jeff suggested preparing an executive summary of the findings from the analysis, highlighting key observations and tying them to strategies and policies. He also proposed setting up a dashboard to present the information in a different way. The team agreed to consider these suggestions and continue the discussion in the next meeting.

Jeff discussed the affordability of housing in Stowe, noting that condos are more affordable than single-family homes. He also highlighted the importance of considering wages and household income together, and how this could inform housing production targets. Jeff suggested that housing could be targeted towards specific sectors of the workforce, such as teachers and law enforcement officers. The Task Force added that the challenge lies not in where development can happen, but in ensuring that it meets the needs of the community, particularly in terms of affordability. They suggested that the state needs to understand how to make this happen, and that the public sector may need to step in to ensure that development is profitable for developers while still meeting community needs. Jeff also mentioned the recent transportation plan and the issue of traffic and parking in Stowe, particularly during peak times.

Staff Report / Next Meeting Agenda

The Task Force canceled their February 5th meeting, but encouraged participation in the legislative breakfast.

Public to be Heard Non-Binding

No public comment.

Adjournment

Chair Macdonald adjourned the meeting at 10:30am.

Notes

Minutes submitted by Will Fricke.

The Stowe Housing Task Force meets on the first and third Wednesday of each month at 9:00am.

A recording of this public meeting is available at: <https://www.stowevt.gov/HTF>