

Agenda Summary March 25, 2026

Agenda Item No. C-1

Other Business – Manager’s Report

Depot Street Water Main Break: On 3/16 Water Department staff discovered a leak in the 10" water main branch feeding the Stowe Arena and Thomas Lane. Valving exists to be able to isolate this section of main to maintain service to all customers. Repairs were attempted on 3/17. Extensively deteriorated cast iron pipe and fittings were encountered, and approximately 15' was replaced with a repair coupling. Upon pressurizing, an additional pipe failure occurred beyond the repair coupling. An additional repair effort occurred on 3/18, and the extensive deterioration condition was observed to continue east across the swamp to the next in-line valves approximately 160' from Depot Street. This section of water distribution piping is critically deteriorated condition and must be replaced. We are currently developing the plan of attack which will need to include the installation of temporary wood matting for equipment access and erosion controls. We are tentatively hoping to undertake the work the week of 3/30 and anticipate it will be completed in a week or less. This will likely put our Water Dept Distribution System Maintenance and Repair line item over budget, but we will do our best to minimize that.

Burn Permits: The Town is now accepting Burn Permits online at townofstowe.burnpermits.com. Previously the Town only issued burn permits in-person at specific locations. Moving this process online is intended to increase convenience and compliance, and to make it easier for the Fire Department to access the list of burn permits given out on any given day. The State of Vermont requires a permit to burn any leaves, brush, dead wood, tree cuttings, and weeds.

Town Plan Call for Art: The Planning Commission and Arts & Culture Council are seeking original artwork to feature in the Stowe 2050 Town Plan. They are looking for artwork that captures the spirit, character, and vision of Stowe. **Submit:** <https://www.stowevt.gov/News-articles/Call-for-Art>

Act 250 Notices:

- An application for 1084 Wade Pasture Road to modify the approved clearing limits southwest of a pond to create a sledding hill and seeks to amend the size of the pond after-the-fact.
- An issued permit for 250 Holmes Lane for an expansion of the existing gravel parking area for residential units to include three new ADA parking spaces.

Minutes: Enclosed are the following minutes:

- Planning Commission – March 2
- Historic Preservation – March 4
- Library Trustees – February 12
- Electric Commission – March 6
- Energy Committee – January 22
- Housing Task Force – February 11

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.



BURN PERMITS – Town of Stowe

Burn permits can now be obtained ONLINE:

townofstowe.burnpermits.com

Do I need a burn permit, and what can I burn?

The State of Vermont requires a permit to burn any **leaves, brush, dead wood, tree cuttings, and weeds.**

It is **ILLEGAL** to burn **plywood, paper, cardboard, plastics, tires, tar paper, household trash or garbage, asphalt shingles, or wood that has been treated, painted, pressed, or finished.**

Who can get a burn permit?

Anyone planning a burn on a property within the town of Stowe needs a permit. Permits may be obtained by **property owners**. They may also be obtained by **renters, property managers, caretakers, or contractors** with the property owner's consent.

Permits are conditional and may be revoked at any time.

How do I get a burn permit?

Visit **townofstowe.burnpermits.com** and register online. You will receive an email once your burn permit request has been approved.

If you are *not* the property owner, please note that you will need to enter the property owner's contact information so that their consent can be obtained.

Questions?

**Email Assistant Chief Scott Reeves (sreeves@stowevt.gov)
or call 802-253-4315.**



What do you imagine for Stowe in 2050?

Calling all artists, creatives, and visionaries! Show us what Stowe means to you!

[Click Here to Submit Your Artwork!](#)

The Planning Commission and Arts & Culture Council are seeking original artwork to feature in the Stowe 2050 Town Plan. We're looking for original artwork to help tell the story of Stowe, our community, our landscape, our culture, and our shared dreams for the future. Whether you're a seasoned artist, an aspiring youth or student, or a creative at heart, this is your chance to have your work featured in the Stowe 2050 Town Plan, both in print and online. Your art can help bring this important community document to life and showcase the vibrant creativity that makes Stowe unique.

What we're looking for:

Artwork that captures the spirit, character, and vision of Stowe. All mediums are welcome, including (but not limited to):

- Illustrations
- Photography
- Digital art
- Paintings
- Graphic design
- Mixed media

We are selecting art for the cover of the Plan along with up to 5 additional pieces to be featured within the body of the document. Finalists will be selected by the Stowe Arts & Culture Council with final determinations being made by the Town Planning Commission. Your art may be used in whole or part (i.e. cropped or used as part of a collage, such as Stowe through the seasons).

Why Submit:

- Your work could be featured throughout the Stowe 2050 Town Plan.
- Celebrate Stowe's identity, history, and future through your art.
- Be part of a lasting civic project that reflects who we are and where we're going.

How to Submit:

- Deadline: Sunday, April 5th
- Digital submissions: <https://forms.gle/WvARg7dkHwXXz5wY6>
- In-person submissions: Town Planning Office during business hours

This is a unique opportunity to leave your mark on Stowe's story, to help shape how our community sees itself today and imagines its future. Let your creativity shine!



NOTICE

INITIAL ACT 250 APPLICATION FILING

Schedule G

State of Vermont
Land Use Review Board
District 5 Environmental Commission
10 Baldwin Street
Montpelier, VT 05633-3201
<https://act250.vermont.gov/>

Today's Date: March 16, 2026

Date Application Submitted: March 10, 2026

Date Application Received: March 11, 2026

Application Number: 5L0289-9H

Adam Hergenrother Family Trust, Attn: Adam Hergenrother
68 Randall Street,
South Burlington, VT 05403

The above Applicant(s) filed an application pursuant to 10 V.S.A. § 6000 et seq. ("Act 250") for the following project:

This application seeks approval to modify the approved clearing limits southwest of the pond to create a sledding hill and seeks to amend the size of the pond after-the-fact.

The project is located at 1084 Wade Pasture Road in the town of Stowe.

In compliance with 10 V.S.A. § 6084

(<https://legislature.vermont.gov/statutes/section/10/151/06084>), this Schedule G has been sent to the municipality, the municipal and regional planning commissions in which the land is located, the Vermont Agency of Natural Resources Office of Planning, and any adjacent Vermont municipality, municipal or regional planning commission if the land is located on a municipal boundary. **This notice should be posted with other legal notices in the town office.**

This application (5L0289-9H) can be viewed on the public Act 250 Database online (<https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5L0289-9H>).

In the event you wish to receive further notice concerning this application, please contact:

Act 250 District 5 Office
10 Baldwin Street
Montpelier, VT 05633-3201
Tel: 802-476-0185
Act250.Montpelier@vermont.gov



LAND USE PERMIT

ADMINISTRATIVE AMENDMENT

5L0645-5

State of Vermont Land Use Review Board
District 5 Environmental Commission
10 Baldwin Street, Montpelier, VT 05633-3201
<https://act250.vermont.gov/>

Steele River Branch LLC
6875 E. Evans Avenue Attn: Legal Dept
Denver, CO 80224

PERMIT NUMBER:
5L0645-5

LAW/REGULATIONS INVOLVED:
10 V.S.A. §§ 6000 – 6111 (Act 250)
Act 250 Rule 34(D)

The District 5 Environmental Commission hereby issues Land Use Permit Amendment 5L0645-5 pursuant to the authority vested in it by 10 V.S.A. §§ 6000-6111. This permit amendment applies to the lands identified in Book 1272, Page 224 of the land records of Stowe, Vermont. This permit specifically authorizes an expansion of the existing gravel parking area for residential units located at 250 Holmes Lane in Stowe, Vermont to include three new ADA parking spaces. Two of the ADA spaces will be connected to the existing gazebo and play area via an accessible pathway. The project also involves upgrading the existing single ADA parking space, access ramp and patio. Additionally, interior building improvements are proposed to meet current building codes and ADA regulations throughout the apartment complex.

1. The project shall be completed, operated, and maintained in accordance with the conditions of this permit and the permit application, plans, and exhibits on file with the Commission. In the event of any conflict, the terms and conditions of this permit shall supersede the approved plans and exhibits. The approved plans are:
 - “Location Map”, dated 7/23/25 (Exhibit 3);
 - Sheet C0.01 – “Legend and General Notes”, dated 9/9/25 (Exhibit 4);
 - Sheet C1.01 – “Existing Conditions”, dated 9/9/25 (Exhibit 5);
 - Sheet C1.02 – “Demolition Plan”, dated 9/9/25 (Exhibit 6); and
 - Sheet C1.03 – “Site Plan”, dated 8/6/25 (Exhibit 7).
2. All site work and construction shall be completed in accordance with the approved plans by October 15, 2028, unless an extension of this date is approved in writing by the Commission. Such requests to extend must be filed prior to the deadline and approval may be granted without a public hearing.
3. Except as amended herein, all terms and conditions of Land Use Permit 5L0645 and subsequent amendments remain in full force and effect.

Dated this February 26, 2026.

By: /s/ Susan Baird
Susan Baird, District 5 Coordinator
802-522-6428
Susan.Baird@vermont.gov



This permit is issued pursuant to Act 250 Rule 34(D), Administrative Amendments, which authorizes a district coordinator, on behalf of the District Commission, to "amend a permit without notice or hearing when an amendment is necessary for record-keeping purposes or to provide authorization for minor revisions to permitted projects raising no likelihood of impacts under the criteria of the Act." The rule also provides that all parties of record and current adjoining landowners shall receive a copy of any administrative amendment.

Prior to any appeal of this Administrative Amendment to the Superior Court, Environmental Division, the applicant, or a party must file a motion to alter with the District Commission within 15 days from the date of this Administrative Amendment, pursuant to Act 250 Rule 34(D)(2).

CERTIFICATE OF SERVICE

I hereby certify that I, Catherine Gott, Land Use Review Board Technician, District 5 Environmental Commission, sent a copy of the foregoing **ACT 250 LAND USE PERMIT AMENDMENT** 5L0645-5 by U.S. Mail, postage prepaid, on this February 26, 2026 to the following individuals without email addresses and by electronic mail, to the following individuals with email addresses:

Note: Any recipient may change its preferred method of receiving notices and other documents by contacting the District Office staff at the mailing address or email below. If you have elected to receive notices and other documents by email, it is your responsibility to notify our office of any email address changes.

Steele River Branch LLC
6875 E. Evans Avenue
Attn: Legal Dept, Andrew Bennet
Denver, CO 80224
abennett@steelellc.com

DeWolfe Engineering Associates, P.C.
Attn: Brian Lane-Karnas
brian.lane-karnas@dirsteel.com

Benton Design Group
Attn: Adam Pickett
adam@bentondg.com

Green Mountain Power Corporation
163 Acorn Lane
Colchester, VT 05446
callcenter@greenmountainpower.com

Savannah Brown
548 River Road
Stowe, VT 05672

Joseph and Shannon Ewer
99 Holmes Lane
Stowe, VT 05672

Vermont Transco LLC
366 Pinnacle Ridge Road
Rutland, VT 05701
abrown@velco.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@lcpctvt.org
georgeana@lcpctvt.org

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

FOR INFORMATION ONLY
Attn: Donald Marsh
District 5 Environmental Commission
10 Baldwin Street
Montpelier, VT 05633-3201
Act250.Montpelier@vermont.gov
Act250.Agenda@vermont.gov

Stowe Town Clerk
Penny A. Davis
PO Box 730
Stowe, VT 05672
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

Vermont Fish & Wildlife Dept.
Wildlife Biologist
Joelle.Mangelinckx@vermont.gov

Lamoille County Forester
Rick.dyer@vermont.gov

Fisheries Biologist
Vermont Fish & Wildlife Dept.
Bret.ladago@vermont.gov

ADJOINING LANDOWNERS

Shaw Hill Farm LLC
PO Box 1205
Stowe, VT 05672

Town of Stowe
PO Box 730
Stowe, VT 05672

Philip F Farley
524 River Rd
Stowe, VT 05672

Jaimee L Martin
520 River Road
Stowe, VT 05672

Savannah Brown
548 River Rd
Stowe, VT 05672

Bishop Beverly (Life Estate)
19 Cady Hill Rd
Stowe, VT 05672

Barrows Norma (Life Estate)
PO Box 154
Stowe, VT 05672

Hilary Radley
607 Cady Hill Rd
Stowe, VT 05672

Matthew & Danielle Sartor
64 Hampton Ct
Southbury, CT 06488-3907

Joseph Ewer
99 Holmes Ln
Stowe, VT 05672

Thomas-Wells Family Trust
566 River Rd
Stowe, VT 05672

Caleb D Mayo
738 River Rd
Stowe, VT 05672

NR Holdings LLC
866 River Rd
Stowe, VT 05672

Pike Leslie C Revoc Trust
1474 Waterbury Rd
Stowe, VT 05672

Wemail Real Estate LLC
998 S Main Street
Stowe, VT 05672

Dated this February 26, 2026.

/s/ Catherine Gott
Catherine Gott
Land Use Review Board Technician
802-476-0185
Act250.Montpelier@vermont.gov

Stowe Housing Task Force

Wednesday, February 11, 2026

67 Main Street
Stowe, Vermont



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

Attendees: Assistant Town Manager Will Fricke, Beth Gadbois, Jo Sabel Courtney, Terrie Wehse, Heather Snyder, Angie Harbin, Matt Kelly

Call to Order

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

Agenda

Walter Frame moved to approve the agenda. Sarah Henshaw seconded. Motion carried (7-0).

Downstreet / Stowe Land Trust – Muddy Moose

Angie Harbin and Matt Kelly gave an overview of the Muddy Moose project in Morristown. They discussed the partnerships, financing, and history of the project and property. Walter Frame said it seemed like a fast and easy deal, but they had a willing seller and a big chunk of the financing was a donor willing to step in and make it. Matt Kelly discussed the capital stack of the project. The HTF further discussed what a project like this would look like in Stowe and if it was feasible.

Town Meeting / Housing Reserve Fund Discussion Prep ft

The HTF discussed a powerpoint drafted by Josi Kytle for Town Meeting, to explain the reserve fund article. They also briefly discussed the upcoming Selectboard meeting regarding short-term rentals.

Public to be Heard Non-Binding/Other Business

Mila Lonetto noted the Town Plan draft had a revision of the housing goal.

The HTF discussed the upcoming meeting schedule. They discussed what it may take for someone to start a local housing non-profit, and interest was expressed in talking to the VT Community Foundation about starting a nonprofit. They also briefly outlined a discussion on the future of the HTF, in the context of whether the housing reserve fund was approved and if an advisory board is needed to hear applications and/or recommend projects to the Selectboard.

Adjournment

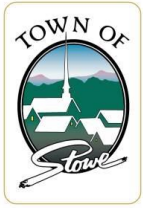
Chair Macdonald adjourned the meeting at 10:15am.

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>



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes March 2, 2026

The Town of Stowe Planning Commission held a regular meeting on **Monday March 2, 2026** starting at 5:30 PM. The meeting was held at the Stowe Town Office with remote participation via Zoom. Voting members included Bob Davison, Brian Hamor, Jill Anne, and Heather Snyder. Non-voting member(s) present included Jeff Sereni. Municipal staff Sarah McShane was present. Jo Sabel Courtney also attended.

Call to Order

Chair B. Hamor called the meeting to order at approximately 5:30 p.m.

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

There were no public comments and no adjustments/additions to the agenda.

Review Prior Meeting Minutes [02/02/2026] B. Davison motioned to approve the February 2nd meeting minutes. H. Snyder seconded the motion, which passed unanimously.

Review Draft Stowe Town Plan & Potentially Warn a Public Hearing

Chair B. Hamor introduced the agenda item and recommended that the Commission provide technical and grammatical edits for staff to incorporate, and that the meeting focus on items warranting group discussion. Staff explained the changes made to the document since the Commission last met and reviewed the plan. She noted that the Department of Public Works had reviewed the Utility Element and provided technical and factual edits, all of which have been incorporated. Staff then highlighted each of the tracked revisions and explained the substantive changes.

A revision was added to the People & Place – Census section to recognize that not all residents identify as male or female. The Transportation section was updated to reflect the importance of gravel in maintaining local roads, the financial cost of purchasing gravel from outside sources, and the need to begin considering the long-term availability of gravel as a municipal resource. Additional revisions were made regarding sidewalks and municipal storage, along with the addition of a new policy under Local Planning Process supporting diverse backgrounds and perspectives on municipal boards and commissions. Minor edits were also made to the Energy policies to clarify, and in some cases soften, the language as recommended by C. Safford. Members agreed to accept all of the recommended revisions except for one Energy policy, where the Commission decided to retain the term “prioritize” in Energy Policy 2a. All other suggested revisions were accepted.

B. Davison then shared additional requested revisions. J. Sereni asked whether the Table of Contents should be simplified by removing the word “Our” from each topic area in Chapter 5. Members agreed to remove the word to make the document cleaner and more reader friendly. H. Snyder suggested incorporating the results of Town Meeting into the plan to reflect the most recent actions. Members then discussed the timing and warning process for the plan and agreed to wait until the next meeting to warn a public hearing.

H. Snyder suggested adding the year to the income data referenced in the plan. B. Davison asked that the discussion of Act 47 include the word “mandates” to reflect the requirements of the recent law. Members also discussed several photographs in the document and questioned whether they were all located in Stowe; staff will review them more closely and replace any that are not.

Members briefly discussed Transfer of Development Rights (TDRs) and whether the tool had been used locally. Members were only familiar with one example involving the Stoweflake property. They also agreed that the Planned Unit Development (PUD) section should highlight the requirements for SKI-PUDs and Resort PUDs.

H. Snyder noted two typos in the grand list section and suggested that the discussion regarding the gap in the homestead tax rate could be used in a future Front Porch Forum post or other materials inviting people to review the plan. Members also discussed the short-term rental data and the number of registered properties, requesting clarification regarding properties that have more than one registration.

The Commission discussed the section on Memorial Park and noted that it does not address the wetland and drainage constraints or the condition of the Gale Recreation Center. Members also discussed PFAS and whether the plan should acknowledge that contamination affects not only municipal water systems but also private wells and water sources that may eventually need to connect to the municipal system. Staff suggested adding a brief statement recognizing that PFAS impacts both municipal and private water sources and is a broader community concern.

B. Davison recommended adding an action item to work with the Stowe Land Trust to amend the conservation easement on Mayo Farm to potentially allow housing development within the three-acre homestead zone for municipally sponsored affordable housing. Members discussed the location of the homestead zone and the earlier discussions related to the conservation easement. The Commission agreed to add the action item under the Housing section.

B. Davison also asked that the development of a stormwater management plan be incorporated into the Town Plan. Staff will review the document to determine whether this item is already included.

With no further requested edits, members discussed Town Meeting and the need to be prepared to answer questions regarding the existing Town Plan and housing-related initiatives. Staff will incorporate the changes discussed and circulate an updated version of the document. The Commission agreed that staff should finalize the plan and, if ready at the next meeting, the Commission vote to warn a public hearing for April 20th.

Members then discussed hosting an informational meeting as an opportunity to invite the community to learn more about the plan. They also reviewed upcoming meetings, including a joint meeting with the Selectboard on March 25th. Members asked when the Selectboard would receive a copy of the draft plan. Staff explained that if the Commission feels ready at the March 16 meeting, it can vote to warn the public hearing, which would “freeze” the document until after the hearing. The Selectboard would receive a copy in their meeting packets the Friday before the joint meeting. Staff will also post the most recent version of the plan on the Town website once it is ready. Members ultimately decided to postpone the informational meeting and dedicate the next meeting to finalizing the plan and potentially warning the public hearing. The meeting then transitioned into a brief discussion of inclusionary zoning.

Review Year Ahead – Inclusionary Zoning.

Staff explained that the next step will be to draft a RFQ and interview interested consultants. The Selectboard has allocated \$35,000 to hire a consultant to assist in developing inclusionary zoning regulations. Staff encouraged the Commission to begin thinking about their goals for the project. She noted that two of the key policy questions will be determining the appropriate payment-in-lieu amount and identifying the project size at which inclusionary zoning requirements should apply.

B. Davison shared several comments and recommended that the consultant be very familiar with Stowe’s housing market and the cost of building within the town’s unique development environment. He asked whether developers might be able to provide information about construction costs so the Commission can better understand what it takes to build in Stowe and ensure that an inclusionary zoning program is structured in a way that is workable.

Staff indicated she will begin speaking with colleagues in other communities to better understand what approaches have worked well and what challenges they have encountered. Members discussed the unique housing dynamics in resort destination communities and the labor market conditions in northern New England. B. Davison referenced several examples from other communities, noting that the regulations may need to be modified to be effective. Members also discussed potential sources of information, including the Housing

Needs Assessment and the short-term rental economic analysis currently being prepared for the Selectboard. The Commission expressed interest in learning from communities that have already adopted inclusionary zoning as they begin transitioning into this next phase of work.

Updates/Correspondence/Other Business

General Updates.

B.Hamor shared that he will provide a brief announcement on the Town Plan at Town Meeting.

Correspondence.

None

Review Upcoming Meeting Schedule

Next PC Meeting Date - Monday March 16th

The meeting was adjourned shortly after 6:50 PM.

Respectfully submitted,
Sarah McShane, Planning & Zoning Director

Parking Lot Ideas/Topics for Further Discussion

Identify example other town plans that identify and map scenic viewsheds.

Reserve meeting time to discuss PUD/PRD

Map of town-owned properties (done)

Review plans of adjacent communities and regional plan (done)

~~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~~



STOWE ELECTRIC DEPARTMENT
435 Moscow Rd

Board of Commissioners' Special Meeting
March 6, 2026, at 8:30 am

IN ATTENDANCE:

Commission Members: Larry Lackey, Chair; Sara Teachout, Vice-Chair; and Mark Gilkey, Commissioner

Staff Members: Jackie Pratt, General Manager; Sarah Juzek, Director of Finance & Michael Lazorchak, Manager of Regulatory Compliance

Guest: Dr. Lindsay Ashworth, Small Hydro Consulting, LLC

CALL TO ORDER:

L. Lackey called the meeting to order at 8:28 am.

AGENDA APPROVAL:

S. Teachout moved to approve the warned agenda. M. Gilkey seconded, and all were in favor.

EXECUTIVE SESSION:

S. Teachout moved to enter Executive Session to discuss the selection of a Hydroelectric Contractor under the provisions of Title 1, Section 313(a)(1)(A) of the Vermont Statutes. M. Gilkey seconded the motion, all were in favor, and the motion carried.

J. Pratt, M. Lazorchak, S. Juzek and L. Ashworth were invited to join the Board of Commissioners in Executive Session.

At 9:22 am, S. Teachout moved to exit Executive Session. M. Gilkey seconded the motion, and all were in favor.

HYDROELECTRIC CONTRACTOR SELECTION:

S. Teachout moved to award the bid to Kingsbury Companies, LLC, for Stowe Electric Department's (SED) Smith Falls Hydro Project with the understanding that Kingsbury Companies, LLC will continue to work with SED to seek cost savings where appropriate. M. Gilkey seconded the motion. There was no further discussion, all were in favor and the motion carried.

S. Teachout moved to authorize the General Manager to pursue a loan from the Municipal Bond Bank through their Energy Efficiency and Renewable Energy Program for 2.4 million dollars to cover the timing gap associated with the Investment Tax Credit (ITC) for the Smith Fall's Hydro Project. M. Gilkey seconded the motion. There was no further discussion, all were in favor and the motion carried.

ADJOURNMENT:

At 9:25 am, S. Teachout moved to adjourn. M. Gilkey seconded, all were in favor, and the March 6, 2026 Special Meeting adjourned.

Respectfully Submitted,

Amber Ives
Clerk of the Board of Commissioners

**Stowe Free Library
Board of Trustees Meeting Minutes
February 12, 2026**

Present: K.Spear, P.Lambert, S. Gaines, L.Polk (Director), S. Calvo, S.Edwards, A.Colavito

Absent: B.Mullin

Visit library staff: Nancy, Timber, Molly

Call to order: 8:10am

Minutes: Minutes approved as read.

Treasurers Report: Operating account \$10,058.99, Copley Account \$8712.18, Endowment account \$1,567,183.99.

Of 1.5M endowment

- \$121,341 is restricted principal that can never be spent.
- Everything else can be spent, but certain restrictions (eg Montanari fund can only be spent on materials)
- Board plans to spend up to 4% of non-principal in accordance with restrictions

Restrictions:

Eg Downer-Slayton fund \$6874.29 principal (not to be spent), and income from it has to be spent for the library. But other donations have been added to that Downer-Slayton fund over the years.

Other (Montanari), principal can only be spent with Selectboard approval, income can be only spent on material.

Friends update:

Charlie Nadozzi coming tonight sponsored by local chocolate businesses

Director's Report:

Lots of programming:

Early childhood programs: playgroup and 2 story times for <3yo, plus occasional additional

Growth of demand for fiber arts, including bunch of 10-11yos (4 boys, 6 girls regular)

Cookbook club

Cardgame club

Screening of Gone Guys (~50 people)

Author talks/events

Policy:

Gift policy changes proposed (S. Edwards), suggest change name of Trustees.

Suggestion: create new “Stowe Free Library General Endowment Fund” (for unrestricted funds)
– want to get it right to make sure it’s not used to replace the town’s funding of library. Board will consider additional language.

Code of Conduct policy: concerned that policy would not hold up (“no weapons in the library”). Potentially change to “No brandishing of weapons” to protect staff and patrons. Suggest a visual conduct poster/bookmark. Director proposes changes for policy, for board to consider and vote on next month.

Disruptor policy: related to first-amendment auditors.

Facilities report:

Shelving project update.

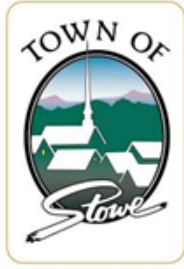
New Business :

Grant project: sign for cultural campus, lighted

Changed hours: Staff discussion about benefits of reduced hours open to public. Finance has agreed to let Charles and Director hire subs for replacements.

Next Meeting: 8:00am Thurs February 12, 2026.

Adjournment: 9:47am



Town of Stowe- Historic Preservation Commission

Meeting Minutes – March 4, 2026

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday March 4, 2026, at approximately 5:15 pm. Participation was in person at the Akeley Memorial Building, online or telephone via Zoom.

Members Present: George Bambara, Barbara Baraw (virtual), Tyson Bry, Chris Carey (virtual), McKee Macdonald (Chair), Cindy McKechnie, and Shapleigh Smith

Staff Present: Kyle Hansen

The meeting was called to order by McKee Macdonald (chair) at 5:18pm.

Project #: 7777

Owner: Joseph and Allison Mueller

Tax Parcel #: 07-347.000

Location: 1357 Stowe Hollow Road

Project: Covered Deck Demo and Rebuild

Zoning: RR3

The Applicant, Michael Perpall, from Cushman Design Group, on behalf of the owners Joseph and Allison Mueller, presented the application. The proposed project is a continuation of the ongoing renovation of a historic farmhouse. M. Perpall stated that the existing sixteen (16') foot by seventeen-foot four inch (17'4") screened porch was constructed around 1994 and is showing signs of deterioration and wear. Rebuilding the porch in the exact footprint will allow the homeowner to use more historic and quality materials while keeping the overall shape and size of the design the same. They also propose to redesign and reduce the number of screened windows from four (4) to three (3) on the eastern side to allow a better view of the Pinnacle and Worcester Range.

The proposed design will use painted wood lattice screen panels to cover the open space below the deck. The Applicant proposes replacing the existing lattice screening elsewhere on the dwelling with painted wood screens, rather than the existing PVC/Vinyl screens. The siding will be comprised of wood clapboard, with composite trim, and asphalt shingle roofing.

G. Bambara asked whether the Applicant thought about adding a roof return to the design of the project, since the roof of the porch will be replaced anyway. M. Perpall responded that the project was designed to be a simple in-kind replacement for the existing porch, rather than redesigning the roof of the porch completely, which would increase its height. S. Smith and T. Bry stated that they had no issue with the design of the roof as presented. C. McKechnie stated that she would prefer the design with a roof return. M. Macdonald believed that adding a roof return would add unnecessary weight, height, and mass to a simple covered, screened porch design. On Zoom, B. Baraw expressed her support for M. Macdonald's statement, agreeing that the pitch of the covered porch roof does not demand a roof return.

C. Carey motioned to approve the design project as presented. C. McKechnie seconded the motion, which passed unanimously. The project is classified as a minor.

Project #: 7760
Owner: Extra Mile LLC
Tax Parcel #: 06-024.000
Location: 653 Luce Hill Road
Project: Demo Existing SFD / Replace with new Duplex
Zoning: RR2

Owners and Applicants Mark and Linda Hunter, of Extra Mile LLC., presented their application. They request approval for the demolition of an existing single-family dwelling, described as the “yellow cottage”, and to replace it with a duplex. The subject parcel is a condominium property with four buildings, two of which are on the Historic Registry. The subject dwelling is located at 653 Luce Hill Road and is not on the Historic Registry. However, since the property is a parcel containing multiple historic buildings, this application requires review under Section 10.

M. Hunter first explained the need for demolition, stating that the foundation is cracked and the basement floods during rain events, spring thaws, and anytime water is present at grade. The chimney, similarly, is cracked and failing. The building was constructed no earlier than the 1950s, and it needs significant and costly upgrading to meet modern safety and building codes and standards.

G. Bambara asked if the Applicants worked with an engineer to conduct a demolition study to compare the cost of renovation to the cost of demolition and reconstruction. M. Hunter replied that they were not working with an engineer at this time, since they are applying for demolition approval under Section 10.7(2)(A), which allows for the demolition of structures not contributing to a historic streetscape. After a brief discussion, the SHPC determined that the subject dwelling was constructed in the 1950s or later, is not easily visible from the road, and that it does not make a substantial contribution to the streetscape.

M. Hunter proceeded to describe the proposed duplex which will replace the “yellow cottage”. The dwelling will be constructed by Huntington Homes, so while there is some flexibility in the final design, it is not entirely unique or custom. The style of the dwelling will be in line with standard New England residential architecture. It will not stand out from the rural setting or neighborhood.

C. McKechnie asked about the height of the proposed duplex in relation to other buildings on the subject parcel. M. Hunter explained that they are currently proposing a two-story duplex. Elsewhere on the roughly six and a half (6.5) acre lot, the “hill house” is two stories tall, the “red cottage” is one story tall, the existing “yellow cottage” is one story tall, and the Lodge and Restaurant at 14 Barrows Road is a large building, which is one to two stories tall. The proposed duplex’s roof pitch is less severe than the roof pitch of the “hill house”. B. Baraw asked if there are any proposed chimneys, flues, vents, or utility hookups on the dwelling. L. Hunter answered that the vents are shown on the elevation drawings and that there will be no chimneys on the dwelling. G. Bambara asked if the windows on the second floor are designed to be smaller than those on the first floor, which is common in historic architecture styles. The windows on the rear of the second story appear to be different sizes, which resulted in more discussion among members of the SHPC. L. Hunter discussed the need for larger windows on the second floor to bring the dwellings up to fire safety code. B. Baraw asked if the proposed windows are double hung, to which the Applicants answered in the affirmative. C. Carey stated that the windows look busy, the four-over-four horizontal glazing design would look better if the panes were vertical instead. T. Bry asked about

the material and color proposed for the siding. L. Hunter explained that they decided on a dark grey color, but they are partial to painting the duplex white. B. Baraw stated that while she prefers white, the SHPC has no authority to regulate the color of exterior walls. The members expressed their support for the style of front door presented in the application.

G. Bambara motioned to recommend the demolition of the yellow cottage and the design of the proposed duplex as presented. S. Smith seconded the motion, which passed unanimously. This project is classified as a minor.

Other Business:

Informal Review - 129 Mountain Road

Catherine Scalzi presented the changes made to the design of this project since their previous informal review. The applicant described changes made to the building's scale, the materials used, and roof pitch of the proposed three (3) unit multi-family dwelling. The siding and windows are now similar to those of other surrounding buildings in the village. The uncovered deck and stairs have been relocated to the rear of the building.

M. Macdonald stated that while this design is a step in the right direction, it does not address the concerns of the SHPC from the previous informal reviews. The presented design appears to be the same modern modular construction covered in a historic shell. The rectangular box design stands out too much when compared to other nearby buildings in the village. While the density calculation works for the subject parcel, the SHPC understands that there are several constraints the applicant is facing due to the size and shape of the subject parcel.

T. Bry explained that the mass of the structure and the large unbroken facades haven't changed much since the last informal review. A building on this scale should appear as though it has been added on to over time, not as though it is a single prefabricated building. C. McKechnie agreed with Tyson, stating that the Applicant is proposing to construct this building in a very heavily traveled and prominent location, visible from Mountain Road / Route 108 just west of the intersection with Main Street / Route 100. A new construction in this location should appear more historic and charming, like the renovation and reconstruction projects located elsewhere around the previously mentioned intersection. S. Smith explained that the mass and shape could be broken up by stepping the middle section of the building back from the sides. A deeper center could make the building appear as though three (3) separate units were built together, or an original core was added on to over time. As it is presented now, it looks too industrial for the village. B. Baraw agreed, adding that the roofline could also be broken up by adding steps and depth to sections of the building. Multiple rooflines and wall indentations could help the project appear more similar to other larger buildings in the village.

G. Bambara added that all exterior stairs must be covered, and that it might benefit the design to locate the three units in a way to accommodate a central shared entranceway. This change would help to break up the mass and scale of the facades.

The members reiterated that while they support something being built on the subject lot, it will need to fit with the design and character of the neighborhood. The SHPC recommends significant

changes be made to the design and layout of the structure before the Applicant returns for another review.

Informal Review – Stowe Electric Renovation

Chris Carey, Architect, joined the meeting on Zoom on behalf of the Stowe Electric Company to present changes made to the renovation plans; however, he lost connection and was unable to speak about the updates to the design. M. Macdonald explained that the SHPC has reviewed previous revisions to this project and that they have liked the design so far. C. Carey will be asked to return for an informal review at the next meeting.

Section 106 Review – 700 Trapp Hill Road

Kyle Hansen, staff, explained the reason for this Section 106 Review, stating that Planning & Zoning received notice from Verizon Wireless seeking comments from the SHPC and Stowe Historical Society about a proposed telecommunications facility on Trapp Hill Road. Verizon Wireless, through EBI Consulting, Inc., proposes to place two (2) 37-foot tall antennas on an existing 32-foot-tall building. These antennae are designed to be sheathed by faux chimneys, and the electrical box and other utilities are designed to be located on a flat platform next to the host building. These utilities will be shielded from view by a hedgerow.

B. Baraw explained that the Stowe Historical Society has already conducted a site visit to determine the impacts the project would have on the site. She reported that the Historical Society has no issue with the plans as presented. T. Bry stated that since Trapps is on board with the plans, and that these towers will only be visible from elsewhere on the subject property, he believes that the project is reasonable and acceptable as proposed.

S. Smith suggested that the SHPC write a formal comment noting their support for the project, including their support for a complete screen of the platform, and that the antennae are fully camouflaged and are as visually pleasing as possible. Other members agreed that it will be best to submit a formal written comment letter in this instance.

Review Meeting Minutes:

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

Meeting adjourned at 6:11 PM

Respectfully submitted,
Kyle Hansen, Deputy Zoning Administrator

Stowe Energy Committee January 22, 2026

5:30pm

**Akeley Memorial Building
67 Main Street
Stowe, VT 05672**



Present: Catherine Crawley, Cap Chenoweth, Robi Artman-Hodge, Lauren DiVenzano, Andrew Rianhard, John Underwood

Attendees: Assistant Town Manager Will Fricke

Call to Order

Chair Crawley called the meeting to order at 5:30pm. She introduced John Underwood, recently appointed as the new student representative.

Approve Minutes

Tabled

Charge Vermont Update

The Energy Committee discussed a potential EV charger at Memorial Park. It was noted that they are close to a potential grant offer and just have a couple more questions to answer, and also need permission from the Selectboard to place the charger on town property.

Town Report Submission

The Energy Committee reviewed and made additions to the draft town report submission.

Plans for 2026

The Energy Committee reviewed a document which outlined potential plans and projects for 2026. It was noted the MERP grant needs to be spent out by the end of 2026. They also discussed potential future intersection improvements at Luce Hill and the potential for concurrent energy projects, approval for solar on buildings within historic districts, the Connected Homes program, heat pumps, an Equipment fund overhaul, and potential projects for the new student representative.

Town Plan Adoption

Catherine Crawley encouraged committee members to attend Planning Commission meetings to answer questions about the Town Plan energy section.

Other Business

Will Fricke noted the Town is signing on to a coalition brownfields assessment grant application with LCPC, LEDC, and Downstreet.

Adjournment

The meeting adjourned at 6:15pm.