Agenda Summary
May 27, 2026

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

2026 Pit Activities: Highway and Dale E. Percy, Inc are preparing to commence pit activities associated with our annual production of winter sand, crushed gravel and stone. This winter we went through all of our sand with no inventory remaining. This year we are targeting production of 16,000 CY of Sand and 10,000 CY of Crushed Gravel to replenish our inventory . The amount of stone produced is a function of bank run conditions encountered and based upon recent trends in the area we intend to work, it is anticipated that we will produce approximately 6,000 CY of stone. With allowances for mobilization, stripping and moving of overburden and a fuel surcharge allowance, it is anticipated that the total cost this fiscal year will be approximately $200K which is approximately $42K over the $158K in the FY26 budget, perspective these materials are expensed by Finance in the FY used, not produced, so we are comfortable from a budget perspective. In addition, please be advised that pit operations now require that we commence clearing some of the hillside west of the lower pit entrance. We anticipate approximately 200'+/- this year. This will be noticeable from the road, and we propose to ameliorate this visual impact by constructing a berm with overburden materials along the Town Highway Rights of Way that will be subsequently planted with evergreen trees to further enhance the visual buffer. We have reached a point with our pit operations where we can no longer "hide behind the hillside". This will likely be required annually as bank run material extraction extends west towards the former Hansen property purchased by the Town in 2018 for this purpose.

Mayo Farm Easement 101: The Conservation Commission will be holding a "Mayo Farm Easement 101" event at Town Hall on Monday, June 8 at 5:30pm, for attendees to learn about the conservation easement, renewal process, and what it would mean. This is an opportunity to ask questions about the process and the easement. There are also scheduled listening sessions in June and July.

Act 250 Notices:

> A letter to AWH Stowe Resort Hotel (Topnotch) noting the Act 250 application fee of $165,000.
> https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5L0660-7

Minutes: Enclosed are the following minutes:

- DRB – May 5
- Planning – May 4
- Conservation – April 27
- Recreation – May 6
- HPC – May 6

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.

Mayo Farm Easement 101

Monday, June 8th at 5:30 PM

Memorial Room at Stowe Town Hall

Curious about the future of the Mayo Farm? We invite you to join us for an "Easement 101" community conversation to learn more about the Mayo Farm conservation easement, the renewal process, and what it could mean for our community.

This is an opportunity to ask questions, share your thoughts, and take part in a welcoming discussion about an important community owned property.

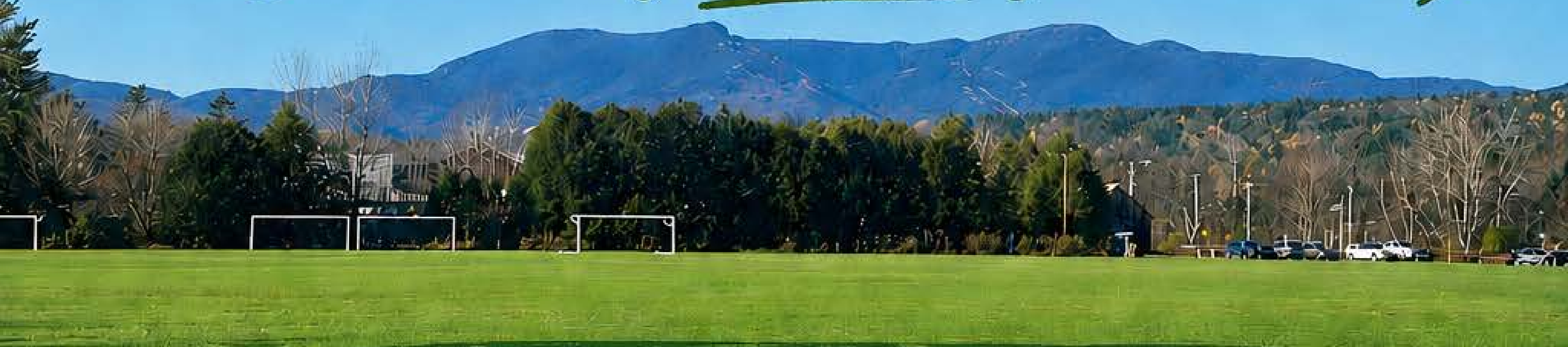
The meeting will be held in-person at the Stowe Town Hall, 67 Main Street, with remote participation available via Zoom.

For more information, please visit
https://www.stowevt.gov/Government/Conservation-Commission/Mayo-Farm

SHARE YOUR VOICE. SHAPE OUR FUTURE.

MAYO FARM

Community Listening Sessions



The Conservation Commission is excited to host **three Mayo Farm community listening sessions** this June and July!

Come share your favorite Mayo Farm memories, stories, and ideas for the future. Whether you love the trails, fields, views, wildlife, or community events, we want to hear what makes Mayo Farm special to you — and what could make it even better!

LISTENING SESSION #1	Monday, June 22nd 5:30 PM
LISTENING SESSION #2	Monday, July 13th 5:30 PM
LISTENING SESSION #3	Monday, July 27th 5:30 PM

Join the conversation at the **Stowe Town Office** **OR** Tune in remotely via **Zoom**

For more information please visit:
https://www.stowevt.gov/Government/Conservation-Commission/Mayo-Farm
or call 253-6141.

And stay tuned for fun Mayo Farm stewardship activities and more opportunities to *get involved* throughout the summer as we continue this important community conversation *together!*

Town of Stowe
Development Review Board
Meeting Minutes – May 5, 2026

A regular meeting of the Development Review Board was held on Tuesday, May 5, 2026, starting at approximately 5:00 p.m. The meeting was held at the Stowe Town Office with remote participation using the "Zoom" application.

Members Present: Drew Clymer, David Kelly, Mary Black, Patricia Gabel, Andrew Volansky, Chip Dillon, Scott Baraw and Alternates Scott Rank, and Lynn Altadonna

Staff Present: Sarah McShane– Planning and Zoning Administrator, Kyle Hansen – Deputy Zoning Administrator, and Kayla Hedberg–Planning & Zoning Assistant

Others Present in Person: David Rugh, Esq and Zachary Handelman, Esq of SP& F Attorneys, P.C.

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

Approval of Minutes:

M. Black made a motion to approve the meeting minutes from April 21, 2026. A. Volansky seconded the motion. The motion passed unanimously.

Executive Session:

D. Rugh, Esq recommended the DRB make the following motion: *Motion for the DRB to enter into an executive session to hear attorney-client communications that may place the DRB at a substantial disadvantage by releasing confidential advice and legal strategy*. The motion was moved by D. Clymer and seconded D. Kelly.

D. Rugh, Esq amended the motion to invite the town attorney and zoning staff to participate. The motion passed unanimously. The DRB entered executive session at approximately 5:05pm.

On a motion by M. Black seconded by P.Gabel, the DRB exited executive session at approximately 7:55PM. The motion passed unanimously. No action was taken coming out of executive session.

Other Business:

None

The DRB adjourned at approximately 8:00 PM.

Respectfully Submitted,
Kayla Hedberg
Planning and Zoning Assistant

TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
May 4, 2026

The Town of Stowe Planning Commission held a regular meeting on **Monday May 4, 2026** starting at 5:30 PM. The meeting was held at the Stowe Town Office with remote participation via Zoom. Members included Bob Davison, Brian Hamor, Neil Percy, Mila Lonetto, John Muldoon, Jill Anne (& Ozzy), Heather Snyder, Jeff Sereni, and Deb Drinkwater. Municipal staff Sarah McShane was present.

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 [04/20/2026]
B.Davison motioned to approve the April 20th meeting minutes as written. J.Muldoon seconded the motion, which passed unanimously.

Annual Election of Officers
Staff explained that, in accordance with the Commission's Rules of Operation, officers are elected each May. The Commission elects a Chair and Vice Chair to serve one-year terms. The Chair typically facilitates meetings, may call special meetings, works with staff to prepare agendas, signs documents and correspondence on behalf of the Commission, and represents the Commission to the Selectboard. The Vice Chair assumes these responsibilities in the Chair's absence.

B. Davison initially nominated B. Hamor to serve as Chair, then withdrew the nomination and instead nominated H. Snyder. B. Hamor seconded the nomination, and it passed unanimously. H. Snyder then nominated J. Anne to serve as Vice Chair, which was seconded by B. Davison and approved unanimously.

B. Hamor continued to serve as Chair for the remainder of the meeting and encouraged members to review the Planning Commission Rules of Operation. H. Snyder will assume the role of Chair at the next meeting.

Inclusionary Zoning – Update & Next Steps.
Last month, the Town issued a Request for Qualifications (RFQ) to support the development of an Inclusionary Zoning ordinance. Staff outlined next steps, including interviewing consultants and refining the project scope, and requested feedback from the Commission on their expectations for the project. J. Sereni and B. Davison volunteered to assist with consultant interviews, and staff will also contact Housing Task Force member Ken Braverman and ask about his availability.

Staff noted that while the Commission and staff can likely develop the basic regulatory framework, a consultant will be needed for more complex analyses, such as evaluating development trends, determining applicable project thresholds, recommending payment-in-lieu options, and identifying appropriate income levels. B. Davison emphasized the importance of selecting a consultant who understands the Stowe market and can craft provisions suited to the local context. J. Muldoon suggested revisiting ideas generated by last year's subcommittee. B. Davison also stressed the need to ensure the ordinance is designed to maintain a project's financial feasibility, and the number of construction of affordable units and payment in lieu must be appropriately determined.
M. Lonetto highlighted the importance of clearly defining target income levels and aligning them with the desired community housing goals. B. Hamor added that the consultant should understand the financial implications of Act 250 and its associated costs. Members also discussed examples from other Vermont communities with

inclusionary zoning. Staff explained that given limited Planning and Zoning capacity, the ordinance will need to be easily administered and enforced.

Staff will follow up with volunteers assisting in the selection process and keep the Commission informed. Once a consultant is selected, staff will work with them to finalize a scope of work and contract, with the goal of initiating the project this summer.

Stowe 2050 Art Submissions Update

Staff McShane presented the Commission with the top 20 art submissions as recommended by the Arts & Culture Council. She explained that the Council had reviewed and scored all entries, forwarding the 20 highest-ranked pieces based on their evaluation criteria.

Commission members reviewed and discussed the submissions. Staff noted that the Stowe 2050 Town Plan will require a cover image, with additional artwork potentially incorporated throughout the document. Members shared their preferences and discussed which pieces might be most suitable for the cover.

Staff will re-circulate the top 20 submissions and invite those interested to submit their votes by the end of the week. At the next regular Planning Commission meeting, she will present mock-ups of the leading selections for a final decision on the cover image. Remaining pieces may be featured throughout the plan.

Review Town Plan Public Hearing Comments

At the previous meeting, the Commission held a public hearing on the Stowe Town Plan. Staff McShane began by summarizing recent public comments submitted by Thomas Allraum, which focused on two primary issues: connections to the municipal sewer system within the designated Sewer Service Area, and RHOD review requirements for properties not visible from defined public vantage points. B. Hamor explained that Mr. Allraum is his client and that he would refrain from voting on matters directly related to the request. He did, however, provide context on the written comments, noting that the property is located within the Sewer Service Area and that the owner is willing to pay for connection but has been unable to do so due to DPW concerns over long-term maintenance considerations. N. Percy questioned why the connection is not permitted. B. Hamor suggested that, from a planning perspective, the Town may want to prioritize serving existing properties within the Sewer Service Area before extending service to areas such as Moscow. Members discussed whether there are properties within the service area that cannot be served and whether boundary adjustments to the Sewer Service Area may be needed. Staff noted that RHOD boundaries should also be revisited using updated mapping technology to better define public vantage points and improve guidance for applicants and the DRB.

Staff then reviewed proposed revisions to the plan based on public hearing comments, noting that most suggestions related to arts and culture had been incorporated and two suggestions were not applicable to the programs they referenced. She highlighted a comment from Larry Lackey regarding the relationship between historic resources and transportation efficiency. This prompted discussion of the Bentley Building, including differing views on whether its preservation should be prioritized over potential traffic improvements. M. Lonetto suggested separating the policy considerations, while N. Percy questioned whether aesthetic considerations should outweigh transportation needs. Staff explained that, in the context of Act 250, the plan must include clear and enforceable community standards, and she will work with the Town Attorney to draft language for Commission review. J. Muldoon suggested avoiding references to specific historic buildings and instead focusing more broadly on preserving village character, historic resources, and aesthetics. Staff will bring suggested language to the next meeting for the Commission's consideration. Members also discussed opportunities to improve pedestrian conditions at the intersection while maintaining historic character. Staff noted that the intersection currently operates at Level of Service F during peak periods, raising questions about acceptable levels of delay and how to balance transportation performance with community values.

Staff continued to walk through additional revisions, some minor and others more substantive. The Commission reviewed suggested edits from Lynn Altadonna regarding tax policies and the decline in homestead declarations and agreed to maintain staff's proposed language. Members also discussed revisions related to short-term rentals, suggesting removal of certain language and reorganization of sections to better convey the broader housing context, including long-term rental challenges. N. Percy emphasized that long-term rental issues are an important part of the overall short-term rental story.

Finally, staff reviewed updates to the arts and culture policies and the historic resources section. The Commission accepted these revisions without further changes. Staff will incorporate the remaining updates and present a finalized draft of the plan for the Commission's review at the next meeting.

Updates/Correspondence/Other Business
At the next meeting the Vermont Thermal Energy Network will provide a brief presentation.
J.Muldoon noted that he cannot attend the May 18th meeting.

Correspondence/Other. None at this time.

Review Upcoming Meeting Schedule

Next Regular PC Meeting Date - Monday May 18th**.** The meeting was adjourned at approximately 7:00 PM.

Respectfully submitted,
Sarah McShane, Planning & Zoning Director

Parking Lot Ideas/Topics for Further Discussion

Desired Housing Definitions (added 5/4)
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~~

Town of Stowe
Conservation Commission
Monday April 27, 2026
MEETING MINUTES

A regular meeting of the Conservation Commission was held on Monday April 27, 2026 at 5:30 pm. The meeting was held in person at the Stowe Town Office with remote participation via zoom. Commission members in attendance included: Catherine Gott, Philip Branton, Brett Loomis, and Evan Freund. Staff Sarah McShane was also present.

Call to Order

Chair Gott called the meeting to order at approximately 5:30 PM.

Public Comments & Adjustments to the Agenda

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

Review Meeting Minutes (03/23/2026)

P.Branton motioned to approve the minutes from March 23, 2026. The motion was seconded by C.Gott. The meeting minutes were approved as written.

Mayo Farm Conservation Easement – Next Steps

Staff member McShane provided a brief recap of the April 8th Selectboard meeting, during which Commission members shared an update on the anticipated Mayo Farm process and sought guidance on next steps following the Commission's community outreach. She noted that the discussion was productive and that the Selectboard expressed a desire for a formal recommendation from the Commission. Based on this direction, the Commission should, by the end of the year and prior to the budget cycle, provide to the Selectboard both a summary of the community engagement process and a recommendation on whether to renew the easement as-is or to continue exploring potential amendment or termination.

Commission members discussed potential stakeholder groups to engage, recognizing that different groups may bring varying perspectives on the future of the easement. Members also shared thoughts on the overall process, and staff referenced the Official Map as an example of a long-range planning project that might be considered as part of these discussions.

Staff suggested approaching the process in two phases. E. Freund recommended focusing first on identifying stakeholder groups to invite—such as recreation users, special event organizers, and neighboring property owners—and suggested inviting all stakeholders to the same meetings rather than holding separate sessions. B. Loomis and C. Gott identified dog walking groups as an additional stakeholder to include.

The Commission agreed to hold three dedicated listening sessions and to invite all identified stakeholders to attend one or more sessions. Staff will coordinate outreach and ensure representation from organizations including the Stowe Area Association, Parks and Recreation, and VAST, as well as other user groups. The listening sessions will be held in place of regular meetings on June 22nd, July 13th, and July 20th, with August avoided due to anticipated vacation conflicts.

Staff also recommended tabling the community values mapping session idea until after the listening sessions have been completed.

Finally, the Commission reviewed the draft agenda for the "Easement 101" session scheduled for Monday, June 8th at the Stowe Town Offices. No changes were proposed, and staff will continue to coordinate the event.

<u>Green Up Day – Details</u>. Staff explained that Saturday May 2nd is Green Up Day. Members reviewed the volunteer sign up schedule.

<u>General Reports & Updates & Correspondence</u>
The 'Be Bear Aware' banner is installed and Chair Gott posted on FPF. Otherwise, no updates or correspondence was shared.

<u>Next Meeting Date</u>: Monday May 11th (if needed)

<u>Adjournment</u>. The meeting was adjourned at 6:30 PM.

Respectfully submitted,
Sarah McShane

Town of Stowe- Historic Preservation Commission

Meeting Minutes – May 6, 2026

A meeting of the Stowe Historic Preservation Commission (SHPC) was held on Wednesday May 6, 2026, at approximately 5:15 pm. Participation was in person at the Akeley Memorial Building, online or telephone via Zoom.

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

Staff Present: Kyle Hansen – Deputy Zoning Administrator

The meeting was called to order by McKee Macdonald (chair) at 5:16 pm.

Adjustments to the Agenda:

McKee Macdonald requested that the printed agenda be adjusted so that the only applicant presenting in person may present first, and so that both projects presented by Chris Carey will be presented in order near the end of the meeting rather than at the beginning. He requested to reorganize to hear the applications as follows: Project 7806, Project 7823, Project 7816, Project 7810, and add to the agenda Project 7828.

M. Macdonald stated that he is the applicant on behalf of the property owner, and that he will recuse himself during the review of Project #7823.

The HPC unanimously agreed to approve the adjustments to the agenda as presented.

Project #: 7806
Owner: Copley Hospital, Inc.
Tax Parcel: 07-158.010
Location: 125 Thomas Ln #310
Project: Generator and Compost Structure
Zoning: VIL PUD / SHOD

Jake Krohn presented the application. Zach Denekas and Chloe Mattson were present via zoom. Copley Hospital Inc. requires a new generator at this location, and the applicant proposes protecting the new generator with a manufactured shelter. This shelter will also block the view of the generator from residents on-site and will serve both purposes. The generator shelter will have a shed roof facing towards the Copley Woodlands building. A painted cedar fence serves as a visual screen of the existing and proposed generator unit from Depot Street, though this fence is also in disrepair. In addition to the simple generator shelter, the applicant proposes to construct an integrated compost shed inside the generator shelter, accessed via French doors on the side of the structure.

G. Bambara asked if the proposed generator will be located closer to the road than the existing unit. J. Krohn replied that the cement block upon which the current generator sits will be used for the new generator. The generator unit will not be relocated closer to the road; the only change will be the installation of the generator shelter and compost shed on the existing site. S. Smith asked the applicant to confirm the use of the shed, to which the applicant confirmed that it will not be used for trash or recycling, and its sole purpose will be for storing compost bins. The applicant has considered including bear proofing measures. M. Macdonald asked if the fencing will be replaced, is it stacked or offset, as it appears to not be a solid fence line based on the images provided. J. Krohn replied that the fence also serves to screen electric utilities and transmission lines, and there are visible gaps between sections of the fence. If the fence were determined to be replaced, it would be replaced entirely in-kind.

S. Smith suggested that the applicant plant trees for screening where the fence has gaps, especially on the sides. J. Krohn replied that there previously were evergreen trees on site, however, the needles were corrosive and contributed to the damage to the generator, and the stump and roots were harmful to the fencing and contributed to additional damage. After the stumps of the removed trees are likewise removed from the location, the applicant will have the space to plant new, lower growing trees which provide screening, such as arborvitae. J. Guazzoni and C. McKechnie agreed that new trees will tie the project together and provide adequate screening of the generator from Depot Street.

B. Baraw motioned to approve the project nearly as presented, with the inclusion of arborvitae plantings as discussed, to fill in the gaps in the fencing on site and to provide additional screening of the generator shed from Depot Street. C. Carey seconded the motion, which passed unanimously. The project is classified as a minor, and it is exempt from DRB review under Section 2.7(F)

Project #: 7823
Owner: Stowe Maple St. LLC.
Tax Parcel: 7A-089.000
Location: 473 Maple St
Project: Fence Removal
Zoning: VR20 / SHOD

Jeremy Rubin presented on behalf of the owner. The old wooden solid wall/fence, located at 473 Maple Street, has been in disrepair for many years, and was considered for removal in August of 2025; however, those plans were never followed through with. Salt and water infiltration corroded the steel supports of the wall to the degree they rotted through and snapped. The applicant had no choice but to remove the wall to prevent potential human injury or property damage. The cement foundation wall which served as a base for the fence remains and is proposed to remain after it is cleared of any remaining debris. The applicant is considering planting small shrubs to serve as a screen of the dwelling in lieu of replacing the wall in-kind.

C. Carey asked if the fence was required to protect the dwellings and residents from snow and salt flung by plow trucks on Maple Street. J. Rubin replied that the area between the fence and the road is plowed by contractors and is privately maintained. Maple Street does not immediately abut the wall and that it was not essential for protection from snowplows.

J. Guazzoni stated that she believes it will be difficult to plant shrubs on that site given the constraints and amount of cement present. C. McKechnie noted that there are some shrubbery options which are resistant to road salt and will provide screening of the residence and the remaining cement base.

G. Bambara asked if the windows used in the in-kind renovation project underway at the site were simulated dividing light. J. Rubin was unsure. This prior renovation project was determined to not require HPC review, as it only involved in-kind replacements.

C. Carey motioned to approve the project nearly as presented, with the inclusion of salt resistant shrubbery to serve as additional screening of the dwelling in lieu of the collapsed and removed wall/fence. C. McKechnie seconded the motion, which passed unanimously. This project is classified as a minor.

Project #: 7816
Owner: Stowe Electric Department
Tax Parcel: 03-033.000
Location: 435 Moscow Rd
Project: Renovation of Millwright's Building
Zoning: MC/FHD

This project was previously informally reviewed by the HPC most recently during the 3/04/2026 meeting. Chris Carey recused himself from reviewing this project and presented on behalf of the applicant. Jackie Pratt joined the meeting via Zoom.

C. Carey explained that the new powerhouse building is exempt from permitting because it is a power generation facility, so the HPC only needs to focus on the Millwright's building. The powerhouse will be detached from the historic mill building and will house the hydroelectric turbine.

The applicant is proposing to construct an addition to the Millwright's building to allow for an elevator, internal stairs, and an access ramp on the front. These additions along with the overall renovation project will allow the applicant to change the use of the building, to create additional ADA accessible, code compliant office space. The renovation includes new windows, doors, siding, roofing, lighting, and an internal redesign of the floor space including bathrooms and office space. Electrical, servers, and other equipment will be installed upstairs.

HPC members voiced their support of the project. M. Macdonald asked what exterior color the applicant was considering painting the buildings. J. Pratt explained that the dam will be tinted concrete, the powerhouse and millwright's building will likely be painted grey with white trim, the mill building will likely remain red, or may eventually be painted yellow as it was historically.

G. Bambara motioned to approve the project as presented. B. Baraw seconded the motion, which passed unanimously. The project is classified as a major and will require floodplain and DRB review.

Project #: 7810
Owner: 109 Main LLC
Tax Parcel: 7A-046.000
Location: 109 Main St.
Project: Covered Porch Replacement
Zoning: VR10 / SHOD

C. Carey recused himself from reviewing this project and presented on behalf of the applicant. Adam Glick was present via zoom. C. Carey explained that this project entails the replacement and renovation of the deck at 109 Main Street, as the current deck is old and in a state of disrepair. The applicant will keep the existing roof, brackets, and square footage, so the covered porch will not be expanded in height or any other dimension. During this process, the deck must be brought up to code. This will require the railings to be increased in height compared to what is currently in place. The steps and decking will also be replaced with new wooden decking material. The deck balusters, railings, and lattice will be painted white as it currently appears.

B. Baraw asked if the applicant will keep the same baluster design. C. Carey replied that the balusters and ornamental trim pieces will be restored. However, if they are rotten and unable to be restored, new wooden balusters and ornamental trim pieces will be carved to identically match the existing design. There will be new lattice pieces installed underneath the decking, painted white, to replace the deteriorating lattice currently in place.

S. Smith stated that he believes the design will not appear substantially different when viewed from the street, based on the plans and the applicant's testimony.

C. McKechnie motioned to approve the project as presented. S. Smith seconded the motion, which passed unanimously. The project is classified as a major and will require DRB review due to a condition in a previous DRB decision for project 5340, which requires all changes to the south façade of 109 main street to be reviewed by the DRB.

Project #: 7791
Owner: Aaron Fastman
Tax Parcel: 7A-018.000
Location: 134 S. Main Street Unit A2
Project: Replacement Window, addition of handrails
Zoning: VC10/SHOD

M. Macdonald, on behalf of the property owner, recused himself from ruling on this project. Since Vice Chair S. Scofield was not present, S. Smith served as acting chair during this presentation.

M. Macdonald described the reason for proposing an amendment to permit Z-7791, which was reviewed by the HPC on 3/18/2026. The Fire Marshal determined that the approved side egress window was too small, so a larger window was required to bring the unit up to code. The applicant was unable to find a simulated divided light egress window in the size required by the fire marshal, and the window design now matches the other 6 over 6 windows in the unit. The fire marshal also required the applicant to install an additional handrail along the steps leading from the front deck, which matches the design of the one previously approved by the HPC.

C. McKechnie suggested that the applicant install caps on both railing posts on the steps of the front deck, as they are both currently bare and appear to have been quickly and cheaply constructed. M. Macdonald replied that the unit has already been sold, but that he will refer their comments to the owner and will install caps on the two (2) railing posts as suggested.

T. Bry motioned to recommend the project nearly as presented, including the two (2) railing post caps as discussed. G. Bambara 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 the previous informal review. She described changes made to the building's scale, layout, and design of the proposed three (3) unit multi-family dwelling. The building is now a two (2) story L-shaped design, with a two (2) story front porch facing Mountain Road. The primary access to the three (3) units is at the rear of the building, though the two (3) first floor apartments have secondary access points via attached porches. The second floor is devoted entirely to one apartment. The applicant believes that the design aligns more closely with the site given the lot's constraints and size, and that it more closely matches the layout of nearby buildings. There are now multiple rooflines, balconies, porches, more windows, fewer blank walls and facades, and the stairs accessing the second floor are internal to the building.

M. Macdonald stated that the design presented is a major improvement over previous iterations, however, it still requires additional changes. He also asked the applicant to make sure that the building, including rooflines, complies with the setback line to the south, and the property line to the north. Kyle Hansen, staff, explained that the only applicable setback lines on this parcel are the southern and western setbacks.

S. Smith asked about external ventilation for A/C, heating, and utilities. C. Scalzi replied that there are two chimneys which will manage exhaust from heating and cooling utilities. B. Baraw asked for clarification regarding vents for laundry units. These will be incorporated into the design's next version, as they are not presently shown on the elevation plans.

T. Bry voiced his support for utilizing chimneys in the design. The windows still cause the building to appear to be modular in design, and they are all the same size. Historically, second story windows have been smaller than first story windows. C. McKechnie agreed that this building would appear more historic and similar to other two story buildings in the village if the second story windows were smaller than the first story.

HPC members discussed the second story deck, the railing height, access points, and materials proposed to be used, as well as the size of the windows. C. Scalzi stated that the windows are five (5') foot by eight (8') foot in size. C. Carey stated that the windows must be 18" off the floor or be tempered safety glass. The second story windows appear to be overly large and too close to the floor. C. Carey continued that the window patterns should be varied, and that the windows shown appear to be too uniform across the entire building. The windows also too closely resemble the design of the doors. M. Macdonald asked about the window trim being flat. C. Scalzi answered that the window trim could be changed to add some definition.

The rear of the building where the main entry doors are planned will create a valley between the wall of the building and the steep slope at the property line. As presented, the proposed graveled path is within the setback, and the access doors do not have overhangs to protect residents from snow falling off the roof. M. Macdonald suggested that the applicant request a setback waiver and present a draft with a wraparound covered porch or roof overhang protecting the walkway and access doors if the rear of the building will be utilized in this manner. T. Bry added that standalone single door overhangs should be gabled and not shed roofs, so that snow will fall to the sides instead of in front of the doorway and onto walkways. This design will also make the building appear more historic. T. Bry continued, stating that the proposed lighting fixtures appear too nautical for Stowe and should be revised to appear more consistent with exterior light fixtures in the village. C. Scalzi stated that the LED light strips and lamppost have been removed from the plans, and that she will investigate new outdoor light fixtures.

M. Macdonald asked if there will be fireplaces in the units. C. Scalzi answered in the negative. T. Bry said that if the applicant wishes to add heat pumps, that they must be included on the presented plans. J. Guazzoni suggested that the applicant cover the second story deck and include overhangs over the individual doors to break up the facades and to protect residents from snowfall. M. Macdonald also suggested the applicant consider landscaping to protect the rear walkway and prevent undue erosion at the rear of the building. The steps will require railings.

The HPC understands that the lot has constraints and will require three (3) parking spaces as defined in the regulations, so it is difficult to move the proposed building around on the subject parcel. The HPC looks forward to seeing further revised plans at a later date once the changes have been made and are ready for review.

HPC Chair and Vice Chair Election

On a motion by G. Bambara, seconded by S. Smith, McKee Macdonald was nominated to continue as Chair, and Sam Scofield was nominated to continue as Vice-Chair. The HPC unanimously voted to approve the motion.

Review Meeting Minutes:
No changes or edits were made to the prior meeting minutes.

Meeting adjourned at 6:22 PM

Respectfully submitted,
Kyle Hansen, Deputy Zoning Administrator

Town of Stowe Recreation Commission

Meeting Minutes — May 6, 2026

Attendance

Members present: Marie Kingsbury, Bill Scudder, Ryan Thibeault, Jennifer Gryckiewicz, Lyn Goldsmith, Deb Drinkwater

Staff present: Matt Frazee

1. Approval of Agenda

The agenda was approved as presented.

2. Approval of Minutes

Minutes from the April 1, 2026 were approved as amended, with a correction to a member's name.

3. Mayo Farm Update

No formal action was required at this meeting. The Director provided the following update:

- Wetland delineation funding has been secured through coordination with Charles and Sarah. Approximately $10,000.
- Field work is scheduled to begin the week of May 18, with completion targeted by June 1.
- Fields to be delineated this round: L (Polo), D, and E. Fields J and K were delineated last year, completing the picture across J, K, L, D, and E.
- The delineation results will determine next steps. If Polo is largely wetland and D and E are suitable, the case for a J/K/L to D/E swap strengthens. If D and E are not suitable, the Commission returns to the drawing board.

Memorial Park: The Commission has re-engaged Black River Design to further explore the permitting process and determine what is feasible at the Memorial Park site. The previously presented conceptual plan faces significant permitting hurdles, particularly with respect to wetlands impact.

A potential reconfiguration was discussed: utilizing the upper field, impacting some wetlands on the lower field with permits, and locating two Little League fields, the basketball court, a second playground, and the main playground at Memorial Park. Under this scenario the existing large field would need to be relocated, and pickleball courts would need to either be reworked into the site or sited at Mayo Farm. The Commission discussed the necessity of retaining a large field in town.

Sequencing was discussed. The Commission's task in coming months is to clearly define recreation needs at Mayo Farm and how those relate to Memorial Park. The Conservation Commission is expected to be the initial filter for these requests. The ultimate process for any easement amendment or termination will be determined by the Selectboard, Town Manager, and town legal counsel.

The Commission discussed the value of beginning informal education sessions with the Land Trust once delineation results are in hand, so that conversations are grounded in facts rather than concepts. Staff confirmed that ongoing communication with the Conservation Commission continues.

4. Mayo Farm Capital Project — Fencing and Site Improvements

- A barrier fence will be installed at the parking lots of fields A, B, and C, with quotes being assembled. Work to begin after July 1.
- Boulders will be repurposed at the Field 1 / Mountain Road parking area to replace fencing that cannot be installed due to floodplain restrictions.
- Twelve trail signs are being installed, six of them on the Quiet Path. Six are targeted for installation before the Friday event.

5. Upcoming Events

Hammock Garden: Friday, 3:30 p.m. Hammocks were tested with Parks staff and will be hung the day before the event. Cemetery Bridge will be open the following week.

Moscow Playground: Pre-construction walk completed with the vendor. Installation is tentatively scheduled to begin May 18 or May 26 and is expected to take three to four days. Following installation, staff will reseed grass, top-dress the gravel walkway, and install playground mulch. A bench has been ordered with a five to six week lead time. Ribbon cutting is targeted for the end of June. Event committee currently includes Kelly Milick, Matt Frazee, Thomas Hamilton, and Ethan Carlson. Jennifer Gryckiewicz and Deb Drinkwater volunteered to join the event committee.

Fireworks Festival (Semiquincentennial - 250th anniversary of signing of Declaration): Selectboard provided an additional $3,000 to $5,000 to enhance the event. Fireworks costs have risen from $13,500 last year to $20,000 this year for the same package; an additional $2,500 has been allocated for a second grand finale interspersed throughout the show, themed red, white, and blue.

The event committee has held its first meeting and continues coordination with Stowe Vibrancy on shared resources for the parade and festival. Areas of focus this year are music, stage and tent presentation, and food offerings. Confirmed so far:

- Mobile stage, sound system, and tech provided by the Zen Barn for $2,500.
- A regional artist booked through Spruce Peak Arts (Seth Holloway), funded by Spruce Peak.
- Five food vendors confirmed to date, with a target of eight to ten.
- Outreach to additional vendors through Molly at the Stowe Farmers Market and other contacts is ongoing.

Vendor logistics: vendor fee is $175 flat. Vendors must provide a Certificate of Insurance and applicable license. The standard space is 10x10. Event hours are 6 p.m. to dark.

6. Annual Appointments

Officer positions for the coming year were discussed. Members agreed to retain current positions: Chair, Vice Chair, and Secretary unchanged.

7. Other Business

Quiet Path erosion: Continued erosion was discussed near the hammock area. State regulations limit options for riprap and similar interventions on recreation paths. The path was relocated approximately two years ago and is again losing ground; further relocation inland is anticipated. The Commission will look for any relevant findings from the upcoming wetland delineation work.

Pickleball: Capital project funds remaining will be used for a windscreen, a bench, and a water bottle filling station at the pickleball courts. The Stowe Pickleball Club is in the process of dissolving as a formal organization. The Club will continue to manage signups through PlayerLineup; the Town will host signup access via the town website and a QR code on the court fence. No reservation system is contemplated unless usage volume requires it.

Recreation path restoration: Remaining capital funds will also address gravel and grass restoration on path shoulders left by the contractor.

Stowe Trails Association: A member noted that the Stowe Trails Association occasionally circulates podcasts on board functionality and parliamentary procedure that may be useful to share.

Newcomer outreach: A member suggested exploring a renewed newcomers' event modeled on prior Stowe Vibrancy efforts as a way to introduce residents to town boards and commissions.

Stowe video: A short video produced in connection with Guys Farm and Yard, focused on Morristown and welcoming new residents, will be circulated with these minutes.

8. Adjournment

The meeting adjourned at 6:09

Respectfully submitted,

Deb Drinkwater