Agenda Summary
September 9, 2026

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

September 11th Event: The Stowe 9/11 Memorial Event will begin on Friday, September 11th at 8:30am in front of Town Hall, with a presentation of a wreath on the steps of Town Hall. Later in the day at 5:00pm there will be a community gathering at Town Hall for remembrance, reflection, and hope, through music, readings, and community.

Selectboard Meeting Schedule: October 28th is the preliminary budget discussion, and Ethan has indicated he cannot attend but has indicated that he could make October 21st work. It would be good to have the full Selectboard in attendance if possible.

November 11th is Veterans Day and the Town Office's will be closed. November 25th is the day before Thanksgiving. The Selectboard could shift the meetings to the first (11/4) and third (11/18) rather than the second and fourth.

December 23rd is a holiday week. The Selectboard could again shift their meetings to the 1st (12/2) and 3rd (12/16) rather than the second and third Wednesday.

Act 250 Notices:

> A Land Use Permit amendment was issued authorizing Mountainside Resort to connect to the Town of Stowe municipal drinking water system. The project involves the abandonment of the existing Mountainside water supply well. All site work and construction shall be completed in accordance with the approved plans by August 31, 2028, unless an extension of this date is approved in writing by the District 5 Environmental Commission.

Minutes: Enclosed are the following minutes:

- Historic Preservation Commission – August 19
- Recreation Commission – August 5
- Energy Committee – May 28, August 27 (to be updated)
- Housing Task Force – June 10, July 8 (to be updated)

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 COMMUNITY

25TH ANNIVERSARY

9/11

DAY OF REMEMBRANCE

WE REMEMBER. TOGETHER.

MORNING REMEMBRANCE

At the times of the four plane strikes
Includes wreath-laying by Stowe first responders
on the Akeley Memorial Building steps

8:46 AM	9:03 AM	9:37 AM	10:03 AM
FLIGHT 11	FLIGHT 175	FLIGHT 77	FLIGHT 93
NORTH TOWER	SOUTH TOWER	PENTAGON	SHANKSVILLE, PA

EVENING COMMUNITY GATHERING

An evening of remembrance, reflection and hope
through music, readings and community.

FRIDAY, SEPTEMBER 11, 2026

5:00 PM

AKELEY MEMORIAL BUILDING STEPS

67 MAIN STREET • STOWE, VERMONT

REMEMBERING THOSE WE LOST.
HONORING THOSE WHO SERVED.

LAND USE PERMIT
ADMINISTRATIVE AMENDMENT
100034-9-A

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

Mountainside Resort at Stowe
Owners Association, LLC.
Attn: Mark Vandenberg
31 Mountainside Drive
Stowe, VT 05672

PERMIT NUMBER:
100034-9-A
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 100034-9-A pursuant to the authority vested in it by 10 V.S.A. §§ 6000-6111. This permit amendment applies to the lands identified in Book 99, Pages 452-539 of the land records of Stowe, Vermont. This permit specifically authorizes the Permittee to connect its existing water supply system to the Stowe Municipal Water System. The project involves the abandonment of the existing Mountainside water supply well. The project is located at 31 Mountainside Drive in Stowe, Vermont.

1. This permit hereby incorporates the conditions of Public Water System Construction Permit Public Community Water System issued on August 14, 2026, by the (Drinking Water and Groundwater Protection Division, Department of Environmental Conservation, Agency of Natural Resources.

2. 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 the following:

   Exhibit 3, 12 Sheets – “Mountainside Resort Water System, WSID #5165, Stowe Water System Interconnection”, dated 6/22/2026.

3. All site work and construction shall be completed in accordance with the approved plans by August 31, 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.

4. Except as amended herein, all terms and conditions of Land Use Permit 100034 and subsequent amendments remain in full force and effect.

Dated this August 28, 2026.

By:/s/Susan Baird
Susan Baird, District Coordinator
District 5 Environmental Commission
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, Melissa Marden, Land Use Review Board Technician, District 5 Environmental Commission, sent a copy of the foregoing **ACT 250 LAND USE PERMIT AMENDMENT** 100034-9-A by U.S. Mail, postage prepaid, on this August 28, 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.

Mountainside Resort at Stowe Owners Association, LLC
Attn: Mark Vandenberg
31 Mountainside Drive
Stowe, VT 05672
mark@sunandskiinn.com

Lemonjuice Solutions
Attn: Mike Elliott
7380 Sand Lake Road Suite 130
Orlando, FL 32819
mike.elliott@lemonjuice.biz

Weston & Sampson Engineers, Inc.
Attn: Steven LaRosa
larosas@wseinc.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@lcpcvt.org
georgeana@lcpcvt.org
melissa@lcpcvt.org

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

FOR INFORMATION ONLY

District 5 Environmental Commission
10 Baldwin Street
Montpelier, VT 05633-3201
Act250.Montpelier@vermont.gov
Act250.Agenda@vermont.gov

Susan Baird
District 5 Coordinator
Susan.Baird@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

Town of Stowe
PO Box 730
Stowe, VT 05672

K2 Realty, LLC
PO Box 3383
Stowe, VT 05672

Michael & Anna Gionet
323 Copperfield Ct
Marco Island, FL 34145

NJS Stowe, LLC C/O N Soloman
389 Marlborough Street, #1
Boston, MA 02115-1501

Somers Point, LLC
2364 Mountain Road
Stowe, VT 05672

Roberts Elerson III Roberts Anne Brothers
Revocable Trust
PO Box 96
Stowe, VT 05672

John Fish
PO Box 3451
Stowe, VT 05672

Eric Welsh & Molly Olsen
70 Bell Rock Street
Malden, MA 02148

Nocturnal Stowe LLC, C/O Susan Fisher
PO Box 59
Stowe, VT 05672

Hamit Hamutch
314 Dartmouth Street, Unit A
Boston, MA 02116

Jessica Miller
475 Carroll Mountain Lane
Morrisville, VT 05661

James Taylor LLoyd
8 Stevens Street
Winchester, MA 01890

Adrianne Poole
2366 Mountainside Road, Unit 4
Stowe, VT 05672

Dated this August 28, 2026.

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

Stowe Recreation Commission Meeting

Stowe Arena – Community Room

August 5, 2026 – 5:00 PM

1. Call to Order – 5:00 PM

Meeting called to order by Chair at 5:04 PM.

Members Present: Ryan Thibeault (Chair), Lyn Goldsmith, Marie Kingsbury, Charles Roscioli-Barran (student representative), Deb Drinkwater, Brett Loomis (by telephone) **Members Absent:** Bill Scudder, Jennifer Gryckiewicz

Staff Present: Matt Frazee

2. Approve the Agenda

Motion to approve the agenda as presented.

Motion: Ryan Thibeault **Second:** Lyn Goldsmith **Vote:** Approved unanimously.

3. Consent Items

A. 7.1 Minutes

Members reviewed minutes from July 1, 2026. Suspected error raised and confirmed correct as written; no corrections offered.

Brett Loomis joined by telephone during this item and participated in the vote.

Motion to approve minutes:

Motion: Ryan Thibeault **Second:** Brett Loomis **Vote:** Approved unanimously.

4. Mayo Farm Easement – Recreation Stakeholders – 5:15 PM

Matt Frazee proposed reaching out directly to the Stowe Athletics organizations. People at the last Mayo Farm meeting asked to hear from the clubs themselves and to see program data.

The Situation: The town has 11 acres of dedicated athletic space, at Memorial Park and the Polo Field. The easement allowed up to 36 acres of fields at J, K, and L. Those were never built. Environmental constraints and state and federal permitting have blocked the work. School and youth teams use Mayo Fields A, B, and C instead. Those are event fields. Teams are bumped when an event is booked and have nowhere else to play, so they cancel.

This Fall: Events are booked on Fields A, B, and C for six of nine consecutive weekends. Middle school soccer loses those dates.

Field Condition: Teams play Monday through Wednesday. About 500 cars park and drive on that same grass over an event weekend. Teams are back on it Monday.

Data Gap: The Department runs flag football and basketball. Every other program belongs to a club or to the school, and they hold their own schedules and rosters. The Department cannot produce the usage data people asked for.

Property (Attachment A): About 235 acres, town-owned. About 125 acres leased for farming. Stowe Land Trust holds the conservation easement.

Letter Campaign

- Co-authored cover letter for signature by the user organizations. States that Stowe team athletics lacks the field infrastructure its programs require. Names field relocation as the remedy.

- Content: where things stand now; the easement written 25 years ago allowing up to 36 acres at J, K, and L; the 11 acres the town actually has; how a Stowe field compares to fields in other Vermont towns; who uses Polo Field, Memorial Park, Moscow Field, and Fields A, B, and C.
- Facts to include: Polo Field is 97% wetland. Memorial Park has flooded five times. Moscow Field surfacing lasted four years.
- Goes to the Conservation Commission chair, copy Recreation Commission, before the August 24, 2026 meeting.

Permitting: The easement reserved the right to add drainage and raise grades at J, K, and L. State and federal wetland rules have blocked that work. Any wetland permit starts with an alternatives analysis, which looks at every piece of land the town owns and any land it could buy. Matt Frazee expects Fields D and E to come up first. They have the driest soil and the fewest environmental problems.

Consequences if Events Remain on A, B, C

- Permitting at Memorial Park will likely force wetland restoration at Polo Field, which takes Polo out of athletic use.
- An updated Memorial Park master plan likely costs the town the large baseball field and the pickleball courts.
- If the town gains only Field D, events would have to fit inside a set summer window and the rest of the season would go to sports.
- Trading D and E for J, K, and L would give the town enough room for everything.

Fields D and E, Open Questions: Deed restrictions survive whatever happens to the easement. The Percy family references an additional easement. Terms and location unidentified. The town applied sludge until approx. 10 to 15 years ago. End date and effect on Field D unknown. Field D acreage estimated at 15 to 18 acres, unconfirmed.

Easement Path: Matt Frazee said amending the easement is harder than ending it. The sequence discussed: terminate, run a town-wide needs assessment, decide what the town wants on the land, then write a new easement over whatever the town will not develop. Polo Field is unlikely to be developed either way. It is wetland.

Message: The easement was well intended. Later regulation superseded it. Portions are now irrelevant or unnecessary. Uses it was written to permit are barred by constraints outside it. The town had no town manager when it was written. Tax implications were tied to the sale.

No motion taken.

Action Items

- Draft the co-authored cover letter for signature by the user organizations. To the Conservation Commission chair, copy Recreation Commission, in advance of the August 24, 2026 meeting.
- Keep a copy of every letter the clubs submit, including the ones sent straight to the Conservation Commission. Status at the next meeting.
- Ask Stowe Land Trust for a meeting. Report back at the next meeting.
- The Commission would like to better understand what happens if the easement is terminated.

Next Step: Letters to the Conservation Commission chair in advance of the August 24, 2026 meeting. User organizations encouraged to attend that meeting.

5. Rec Path Picnic Tables and Benches – 5:35 PM

Matt Frazee updated the Commission on the bench and picnic table dedication program. About 140 tables and benches out there, all different ages and types. Replacing them is a real cost the town has not budgeted. The program started as a way to fund the Recreation Path when it was built. The Path pays for itself now.

Product and Cost: A wood unit ran $250 to $500 and needed constant upkeep. Recycled plastic and composite

need no paint and do not rot. Tables carry a 50-year warranty. A table now runs roughly $1,500 to $2,000. **Turnkey Quote:** One high-end vendor quoted roughly $380,000 to replace all units including assembly and installation. Staff put the contracted range at $250,000 to $400,000.

Current Status: Six benches ordered for this year, with six donors committed. About 25 people still on the waiting list. No takers on tables. The sample table arrived without its legs; they are due next week. **Installation:** Everything sets on concrete footings, so donors cannot install their own. Staff can build 20 tables in house over the winter for spring installation. Outside help is not an option, since they would need town facilities and equipment.

Budget Thresholds: Requests of $10,000 or more proceed through the capital process; below that, the operating budget. Ten tables run roughly $15,000 to $20,000, so an operating request covers about five tables per year. **Capital Approach:** Multiyear capital fund request for 20 tables per year over three years, with in-house assembly. Order of magnitude $30,000 to $40,000 per year, subject to the final unit price. Fundraising to return the money to the town.

Fundraising: The town can already take donations earmarked for the Recreation Path, but there has never been an actual campaign.

Plaques: Sell plaques instead of whole units. Three donation levels, with the top level choosing the plaque location. Donors would not pick where a table goes. The current donation policy has to be amended before any of this starts.

Inventory: Somebody needs to work out how many units the town actually needs before a replacement number gets set. Thompson and Chase have held more than they need. The event field has one table and a shady spot with nowhere to sit.

Action Items

- Matt Frazee:
  - Obtain additional vendor estimates. Prepare a three-year capital request for 20 tables per year with in-house assembly. Reconcile the annual figure against the unit price. Returns to Commission for a vote before budget submission.
  - Find out how the town would run a donation campaign for Recreation Path furnishings. Report back at the next meeting.
  - Work out how many units are needed at each location. This comes with or ahead of the capital request
- • Lyn Goldsmith
  - Prepare an amended bench and picnic table donation policy with three plaque donation levels.

6. Other Business – 5:55 PM

None.

Adjournment

Motion to adjourn at 6:00PM

Meeting record

- Adjournment time.
- Whether the student representative seat votes. If not, the Item 3 tally must reflect it. •

Whether Brett Loomis departed after Item 4 or remained on the line.

Names

- Chair’s surname. Town filings use “Thibeault” in the November 5, 2025 minutes and the July 2025 Manager’s Report. The July 1, 2026 minutes used “Thibault.”
- Lyn or Lynn Goldsmith. The November 5, 2025 minutes use both spellings.
- Confirm Charles Roscioli-Barran as the member contacting Tim Albertson.
- Owners for the four unassigned action items under Item 4: draft cover letter; collect submitted letters; request Stowe Land Trust meeting; prepare easement termination case.
- Stowe Land Trust contact surname. Lintilhac Foundation fund manager surname. Porter Thorndike relation.

Figures

- Polo Field wetland percentage against the delineation.
- Memorial Park flood count and period. Notes give five floods; recording gives three years. • Moscow Field surfacing lifespan. Field D acreage. Sludge application end date.
- The $380,000 vendor quote against the written quote.
- Unit count and waiting list. November 5, 2025 minutes recorded 35 on the list and a target of ten installations by spring 2026, five benches and five tables. State whether the target was met. • Per-table price. Staff cited both $1,500 and $2,000 during the discussion. The annual capital figure moves with it, so settle the unit price before the request is drafted.

Documents

- Email and telephone pairings on the Stowe Athletics contact sheet. Columns are offset on the printed page. • Confirm the August 24, 2026 Conservation Commission meeting date.

Town of Stowe- Historic Preservation Commission

Meeting Minutes – August 19, 2026

A meeting of the Stowe Historic Preservation Commission (HPC) was held on Wednesday August 19, 2026, 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, Sam Scofield, Barbara Baraw, and George Bambara.

Staff Present: Sarah McShane, Planning & Zoning Director
Others Present: Peter Laviditis, Kelley Osgood, Dave Latchrup, Rebecca Chase, Aditya Fontana-Raina, and Ian Ambler.

The meeting was delayed due to the lack of a quorum. Once a quorum was established, Vice Chair Sam Scofield called the meeting to order at 5:31 p.m.

Public Comments & Adjustments to the Agenda: None

Project #: 7818
Owner: Hunter Grosvenor & Kyle Weatherhogg
Tax Parcel #: 7A-136.000
Location: 50 Highland Ave
Project: 12 x 33 Tiny Home on Wheels
Zoning: VR20/SHOD

The Applicant, Dave Latchrup, presented the application and revised plans for the proposed installation of a tiny home at 50 Highland Avenue. The Applicant previously appeared before the Commission on June 3rd, at which time the Commission requested revised plans identifying the vents, screening, and location of the air-conditioning condensers.

The Applicant described the proposed architectural elevations, including the corner boards, roof pitch, and apron. He also explained that two wooden steps, each less than 30 inches in height, are proposed at the rear entry of the dwelling. The Applicant also addressed the landscaping proposed to screen the building and mechanical equipment, as requested by the Commission at the previous meeting.

S. Smith moved to approve the application with the condition that the two wooden steps leading to the rear entry door be added to the plans and submitted to the Zoning Administrator prior to issuance of a zoning permit. G. Bambara seconded the motion, which passed unanimously. The project was classified as a minor project.

Project#: 7901
Owner: Robert Foregger & Rebecca Chase
Tax Parcel #: 7A-190.100

Location: 24 Sunset St
Project: Install a Fence & Gate
Zoning:VC10/SHOD

The Applicant, Rebecca Chase, provided an overview of the project and explained that she is seeking approval to install a fence and gate at her property on Sunset Street. She explained that her needs have changed over time, including the addition of chickens and the planting of fruit trees that require room to grow and be pruned laterally.

The proposed fence will be constructed of eastern white cedar with squared lattice, approximately 4.5 inches by 4.5 inches. The Applicant provided photographs and drawings depicting the proposed fence and gate and identified their proposed locations on the property. She noted that the cedar will naturally weather and turn gray over time.

Commission members offered positive comments regarding the proposal. G. Bambara moved to approve the application as presented. S. Smith seconded the motion, which passed unanimously. The project was classified as a minor project.

Project #: 7898
Owner: Stephanie M Fontana & Aditya Fontana-Raina
Tax Parcel #:03-058.000
Location: 117 Adams Mill Rd
Project: Install A Fence
Zoning: RR2

The Applicant, Aditya Fontana-Raina, presented the proposal to install approximately 250 feet of fencing along the perimeter of the property. The Applicant explained that the fence is intended to provide a safe enclosure for their dog and child. The proposed fence will be approximately four feet in height and consist of two horizontal rails with vertical posts. The Applicant noted that the fence would be visible from the roadway in only two locations. Commission members reviewed photographs and the proposed fence location. G. Bambara asked whether welded wire would be installed behind the fence. The Applicant confirmed that welded wire is part of the existing garden fence and will be incorporated into the proposed fencing. S. Smith moved to approve the application as presented. G. Bambara seconded the motion, which passed unanimously. The project was classified as a minor project.

Project #: 7902
Owner: Peter Livaditis, Maple Corner Investments, LLC
Tax Parcel #: 7A-024.000
Location: 64 South Main St
Project: Reconfiguration of Porches
Zoning: VC10/SHOD

The Applicants, Peter Laviditis and Kelley Osgood, presented the application. The project involves modifications to the porches and front entrances, improvements to the outdoor spaces, and site enhancements intended to better integrate the building into the Straw Corners area. The proposed improvements to the front entrance will also create a Main Street entrance for the Bryan Gallery.

K. Osgood provided an overview of the project and explained how the proposed improvements will relate to and connect with projects on the adjoining properties. I. Ambler described the proposed landscaping and site improvements, including pedestrian paths that will connect the properties. K. Osgood also described the proposed entrance and vestibule modifications, including improvements to ADA accessibility.

The project meets the required front setback; however, a boundary line adjustment will be necessary to address the side setback. Members discussed the anticipated construction timeline for this project and the related projects on the surrounding properties. The side yard connecting the two properties is proposed to include a terraced garden with stepped areas and lawn between the terraces.

Members offered supportive comments regarding the proposal. G. Bambara moved to approve the application as presented. S. Smith seconded the motion, which passed unanimously. Staff explained that since the project involves a commercial property located on Main Street it requires referral to the DRB.

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

B. Baraw will circulate information regarding a webinar on proposed changes to Section 106.

Meeting adjourned at 6:06 PM

Respectfully submitted,
Sarah McShane, Planning & Zoning Director