

Stowe Housing Task Force

Wednesday, May 21, 2025

Akeley Memorial Building
67 Main Street
Stowe, Vermont



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

Absent: Walter Frame, Stephen Grundmann

Attendees: Will Fricke, Jeff Sauser, Sarah McShane, Heather Snyder, John Muldoon, Terrie Wehse

Call to Order

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

Approve Agenda

The Task Force agreed to amend the agenda to add a discussion about the Planning Commission interim development recommendations subcommittee.

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

Planning Commission Interim Development Recommendations Subcommittee

John Muldoon explained the subcommittee. He said they have discussed certain measures such as a temporary moratorium on major development, capping STRs, and deed restricting a percentage of new major developments to full time residents. He noted they want to avoid undermining the long-term goals of the Housing Task Force. McKee MacDonald said some of these things are putting the cart before the horse in terms of the Selectboard asking the HTF to create a housing plan, and enacting it now might be defeating of the overall goal. Mila Lonetto said they are just beginning to explore ideas and see if they want to go down that road. Josi Kytile asked how long would temporary mean. John Muldoon said he is not sure, it still would need to be under legal review and they are not at that point yet. Interim zoning is typically 18-36 months. Josi Kytile asked what the subcommittee opted against looking into further. John Muldoon said long term measures are not considered; they only discussed short term/temporary things.

Selectboard Meeting Debrief

The Task Force reviewed the discussion from the May 21 Selectboard meeting, which centered on questions about homestead data and how condos are treated in datasets.

Discussion of Measures and Datapoints

Will Fricke provided a table of homestead declarations and grand list values since 2012. He explained the change over time in homestead declarations and property values. Ken Braverman said they shouldn't try to get too absolute in data; they can use data to tell a story but nitpicking percents doesn't change the overall goal and story. The Task Force discussed different data measures and how to measure residents over time, and a recommendation to collect data on long term residents and create a target over time.

Staff Report / Next Meeting Agenda

The Task Force acknowledged that the June report for the SElectboard will not be as complete as previously anticipated and should be treated as an 80% complete report rather than 90%. Upcoming meetings will be on June 4, June 18, and July 2.

Public to be Heard Non-Binding

No public comment.

Adjournment

Chair Macdonald adjourned the meeting at 10:35am.

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>