



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes November 18, 2024

The Town of Stowe Planning Commission held a regular meeting on **Monday November 18, 2024**, starting at 5:30 p.m. The meeting was held at the Stowe Town Office with remote participation via Zoom. The meeting began at 5:30 pm. Members present included Brian Hamor, Mila Lonetto, Heather Snyder, Bob Davison, Chuck Ebel, Jill Anne, John Muldoon, and Neil Percy. Municipal staff Sarah McShane was also present. Guests Jeff Sereni and Michael Giorgio also attended in-person; others attending via Zoom.

Called to Order

The meeting was called to order by Chair B.Hamor at approximately 5:30 PM.

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

New General Manager of Stowe Mountain Resort, Michael Giorgio, introduced himself. The Commission welcomed him to Stowe.

Review Prior Meeting Minutes [11/04/2024]

C.Ebel motioned to approve the meeting minutes from November 4th. J.Anne seconded. The motion passed unanimously.

Continued Discussion: Town Plan Update: Future Land Use Map

Staff McShane provided an update from the last meeting and described the recent changes made to the draft future land use map. Members discussed the draft map and certain areas in Stowe where infrastructure might appropriately be expanded (i.e., River Road, chicken farm, etc.) Members discussed opportunities to require the developer to pay for infrastructure expansions/improvements, TIF financing, etc. Following discussion, members decided to move forward with other town plan discussion topics, acknowledging the map is in draft form and may be further amended throughout the coming year depending on public comments, legislative changes, etc. The Commission will re-evaluate the map later in the town plan planning process. As requested, S.McShane will add the sewer service boundary and conserved lands to the map.

Town Plan Process- Next Steps

Staff McShane provided an update on the next steps for the Town Plan update process. Members shared individual feedback from recent community input meetings. The Commission previously agreed to dedicating 2024 to listening to learning and 2025 to developing the plan together. She suggested for the Commission to consider reviewing the results of all of the community feedback and begin developing a community vision and identify core community values to guide the development of the plan. Staff will use January and February to prepare factual plan updates, and the Commission will start discussing transportation and economic development. The later part of 2025 will be dedicated to prioritizing tasks and strategizing what can be achieved in five or so years. Following discussion, members agreed to first discuss economic development, then transportation. At the next meeting the Commission will review the existing economic development chapter, as well as comments received from the business community. M.Lonetto suggested reframing the conversation to sustainable tourism. Members discussed the interrelated issues of housing, transportation, economic development, etc. and

how the issues fit together. Members discussed meetings with Stowe Vibrancy, SAA, employers, developers, etc. to help frame economic development discussions.

Education Subcommittee Update

Staff provided a brief update and asked the Commission what they feel might be appropriate next steps for the subcommittee. She shared her notes from the two subcommittee meetings. B.Davison and J.Muldoon provided comments and noted the group has discussed lots of activities/projects worth exploring such as opportunities to collaborate with the schools on community projects (i.e., recreational fields, parking lot improvements, etc.), ways to boost enrollment, increase student teacher ratio, shared transportation, etc. Members discussed how collaborative projects will need to show a clear community benefit. Members decided to cancel the next subcommittee meeting and wait to reconvene until after the Commission has had the opportunity to discuss transportation.

Community Engagement Project Update

Staff McShane provided an engagement project update. The Commission agreed to hold an evening Stowe 2050 community input meeting on December 16th instead of the regular meeting.

Updates/Correspondence/Other Business

M.Lonetto asked the Commission if she could continue to work on developing recommended language for zoning amendments related to allowing a second ADU. Members agreed. M.Lonetto will share at future meetings.

Review Upcoming Meeting Schedule

Next PC Meeting Date- December 2, 2024.

The meeting adjourned at approximately 7:00 PM.

Respectfully submitted,
Sarah McShane, Planning & Zoning Director

Parking Lot Ideas/Topics for Further Discussion

Map of town-owned properties (done)

Review plans of adjacent communities and regional plan

~~Review zoning districts, purposes, overlay districts~~

Develop map showing residential development activity (in progress)

Develop map showing location of homestead properties

Review requested zoning amendment/ADU's for duplexes.

Stormwater Utility District – Bob's list of recommendations