



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes March 16, 2026

The Town of Stowe Planning Commission held a regular meeting on **Monday March 16, 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, Neil Percy, Mila Lonetto, John Muldoon, and Heather Snyder. Non-voting member(s) present included Jeff Sereni. Municipal staff Sarah McShane was present. Patrick Bilow/Stowe Reporter attended via Zoom.

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 [03/02/2026] B. Davison motioned to approve the March 2nd meeting minutes. H. Snyder seconded the motion, which passed unanimously.

Review of the Draft Stowe Town Plan & Decide to Warn a Public Hearing

Chair B. Hamor opened the discussion by asking if members had any additional revisions to the draft plan. M. Lonetto offered two suggested updates. First, she recommended adding language identifying the Stowe–Morristown Connection Trail as a specific action item. Members discussed that while the plan includes a policy supporting the trail, it lacks a related action task. Members agreed to incorporate one.

M. Lonetto also raised concerns about the wording of the Housing Goal and suggested it be revised to better reflect the findings of the Housing Needs Assessment, particularly with respect to the housing targets. Members discussed the targets of 580 total units and 100 permanently affordable units, and how best to reference them within the goal or within the plan. The Commission discussed balancing new construction with the conversion of existing seasonal or short-term rental units into long-term or year-round housing. Members also considered how to incorporate the recommendations of the Housing Needs Assessment into Housing Policy #1.

The Commission reviewed the existing Housing Goal and discussed whether and how to include specific numeric targets, referenced in the Housing Needs Assessment. After discussion, members agreed on the following revised language: “Balance new construction with the adaptation of existing homes to meet the targets identified in the Housing Needs Assessment (see page ___ of this plan).” Staff will incorporate the agreed-upon revisions.

Staff member S. McShane then presented a revised Future Land Use map and asked the Commission to consider modifying the map to identify potential study areas for future infrastructure and/or service area expansion. She explained that this aligns with a task in the plan and highlighted three potential areas for expansion consideration over the next eight years: the Barrows Road alternate water source project, the intersection of Route 100 and West Hill Road, and the Homestead Area of the Mayo Farm. B. Davison suggested these locations also be described in the plan text. Members agreed to incorporate both the map updates and supporting narrative. B. Davison asked whether the Moscow area should also be shown. S. McShane responded that while considered, it was not included as any advancement is unlikely within the plan’s timeframe.

The Commission then reviewed scheduling and next steps. M. Lonetto moved, and J. Muldoon seconded, to warn a public hearing on the draft Town Plan for April 20; the motion passed. H. Snyder asked whether a revised plan would be posted and how to encourage public input. Staff advised that the updated draft would be made available and that members should encourage participation in the public hearing and review of the plan. Copies of the

hearing notice and statutory report were distributed. B. Davison noted a minor language issue in the hearing notice, which he noted appeared to have been corrected.

S. McShane also shared a schedule for upcoming meetings. Members discussed goals for the joint meeting with the Selectboard on March 25. Suggestions included focusing on major changes within the plan and explaining the rationale behind them, highlighting community input, and inviting feedback on key issues and asking for “big picture” concerns. Members also discussed emphasizing the plan’s “Bold Moves” and using the meeting as an opportunity for questions and dialogue. Staff concluded by reviewing the statutory adoption process.

Review Upcoming Meeting Schedule

Members then discussed scheduling and agreed to cancel the April 6 meeting, instead encouraging participation in the upcoming public hearing and the Selectboard meeting. The Commission is scheduled to meet with the Selectboard on March 25.

B. Hamor raised a question about preparation for the public hearing, specifically whether additional time should be allotted. Members agreed to maintain the standard format, including a three-minute limit for public comments. M. Lonetto suggested the Commission focus on listening to public input and avoid engaging in back-and-forth dialogue during the hearing. J. Muldoon recommended opening the hearing with a brief statement outlining its purpose and establishing clear ground rules. Staff will track all comments received for the Commission’s consideration after the hearing. H. Snyder asked whether there are any statutory requirements governing public hearings. S. McShane provided an overview of applicable open meeting law requirements. She also asked whether the Commission wished to include a presentation of the plan prior to taking public comment; B. Hamor and other members indicated that this would not be necessary.

Staff provided a brief update on next steps, noting that once the plan is formally transmitted to the Selectboard, multiple joint meetings may be scheduled. M. Lonetto asked whether the Commission might adjust its meeting schedule during that period. Staff shared that the Commission has followed that approach in the past. S. McShane also outlined next steps related to inclusionary zoning, explaining that when the process advances, she will seek a volunteer from the Commission to assist with interviews. J. Sereni asked about strategies to promote the public hearing. Members discussed the use of a Main Street banner and related policy considerations.

Updates/Correspondence/Other Business

None

Next Regular PC Meeting Date - Monday April 20th. The meeting was adjourned shortly after 6:48 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~~