



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes March 17, 2025

The Town of Stowe Planning Commission held a regular meeting on **Monday March 17, 2025** starting at 5:30 p.m. The meeting was held at the Stowe Town Office with remote participation via Zoom. Voting members present included Brian Hamor, John Muldoon, Mila Lonetto, Bob Davison, and Heather Snyder. Non-voting members present included Jeff Sereni and Hannah Mitrani. Excused absences included Jill Anne. Neil Percy was also absent. Municipal staff Sarah McShane was present. Guest Mike Puddicumb attended in person, others attending remotely via zoom.

Called to Order

Chair B.Hamor called the meeting to order at 5:30 PM. Staff quickly ended the remote portion of the meeting following a zoom user disruption. The remote portion of the meeting began shortly thereafter.

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

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

Review Prior Meeting Minutes [2/17/2025]

B.Davison motioned to approve the meeting minutes from 2/17/2025. J.Muldoon seconded. The motion passed unanimously by voting members.

Discuss Potential Development Recommendation(s) to Selectboard

B. Hamor and staff provided an overview, explaining that this item was initially discussed at the February 3rd meeting and placed on the February 17th agenda for further discussion. However, due to the absence of several Commission members on February 17th, the discussion was tabled to tonight's meeting to allow for full Commission participation.

B. Hamor recommended that if the Commission wishes to pursue a recommendation, it should not detract from the Town Plan project. If it is a priority, he suggested forming a subcommittee to conduct research and develop a recommendation for the Commission's consideration.

B. Davison spoke in favor of a temporary moratorium and shared potential action items to be completed during that period. J. Muldoon supported forming a subcommittee to develop a moratorium recommendation for the Selectboard's consideration. M. Lonetto expressed concern that current development pressures are based on an outdated Town Plan and zoning regulations that do not reflect evolving community priorities. A moratorium, she suggested, would allow time to update the Town Plan, revise zoning regulations, and integrate recommendations from the Housing Task Force.

Lyn Goldsmith provided public comments in support of the Commission's discussion. Staff proposed preparing materials for the Commission to review at the next meeting, at which point the Commission could determine whether to form a subcommittee and identify potential members. Members discussed various ideas and agreed that the subcommittee should consist of two to three Commission members, possibly including a Housing Task Force representative. J. Muldoon suggested that the subcommittee present multiple options for consideration.

The Commission discussed the timing of deliverables and generally agreed that the subcommittee should present its recommendations by early May. Staff will compile the ideas discussed at tonight's meeting for further review and consideration at the April 7th meeting.

Review Draft Vision & Plans for Vision Reveal Event

S.McShane circulated a draft vision/values document for discussion and shared ideas for a vision reveal event. At a prior meeting the Commission reviewed example vision statements and decided to reformat the vision to include a simple overarching vision statement, along with community values. After reviewing the 7,000 public comments, the following four community values were identified:



The values are supported by ten proposed action priorities. Staff explained that the policies and tasks might be best organized under each of the four values and will be gathered throughout the process – some of which have already been identified. The policies and tasks will need to prioritize the most important action items to tackle first. Members and staff discussed ideas for a vision reveal event, the event posters, possibly ‘piggy backing’ off existing events, going on a “road show”, separating the vision/values and action items, and preparing a community update. The Commission discussed strategies for increasing community involvement in prioritizing action items, distributing information digitally, and gathering feedback from those who may have been missed. J. Muldoon suggested forming a community engagement subcommittee; however, staff noted that there is not sufficient capacity to support an additional subcommittee. After further discussion, the Commission agreed to "close the loop" by preparing a community update and soliciting digital comments on the vision and values. Missy ____ provided public comments and suggested the action items and moratorium idea needs to be put out to the community. Members discussed the number of people that have participated in the community engagement survey and activities. Mike Puddicumb provided public comments on the community survey and noted that those who responded are those that care about those issues. Lyn Goldsmith also provided public comments. At the end of discussion, staff summarized and asked for clarity regarding the community update and whether to separate the vision/values and the action items. J.Sereni will share a few suggested survey questions to help gather feedback on the vision/values. Members agreed to separate the two steps and discuss action items separately in the near future. Elizabeth Sherman provided public comments in support of the Planning Commission.

Review Year Ahead Work Program- Meeting Calendar & Town Plan Review

Staff provided a draft meeting schedule and work program for the upcoming meetings. She explained that she'll begin to provide the Commission draft chapters/elements for review and comment and slowly work together to prepare the plan. She explained that many of the statutory elements are fact based

and the implementation of recommended action items is more likely to generate differing opinions. Members reviewed the calendar.

Updates/Correspondence/Other Business

Housing Task Force Update – M.Lonetto provided a brief update regarding a shared housing project in Middlebury.

Community Engagement Project Update

General Updates – Staff circulated recent DRB decisions. At the next meeting the Commission will discuss the noted internal conflicts within the zoning regulations. B.Hamor suggested discussing the zoning amendment process and reserving time every few months to review recent DRB decisions.

Correspondence – Staff provided a digital copy of the Bolton Planning Commission Public Hearing Notice within the hearing packet.

Review Upcoming Meeting Schedule. Next regular PC meeting date- April 7, 2025.

The meeting adjourned shortly after 7:03 PM.

Respectfully submitted,
Sarah McShane, Planning & Zoning

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
Joint meeting with the DRB & Selectboard (?)
Schedule joint meeting with Energy Committee