



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes April 21, 2025

The Town of Stowe Planning Commission held a regular meeting on **Monday April 21, 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, Jill Anne, Neil Percy, and Heather Snyder. Non-voting members present included Jeff Sereni and Hannah Mitrani. Municipal staff Sarah McShane was present. Guests Catherine Crawley, Cap Chenoweth, Marina Meerburg, Elizabeth Soper, Jo Sabel Courtney, Beth Gadbois, Peter Laviditis, and Michael Lazorchak, attended in person, others attending remotely via zoom.

Called to Order

Chair B.Hamor called the meeting to order at approximately 5:30 PM.

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 [4/7/2025]

B.Davison motioned to approve the meeting minutes from 4/7/2025. J.Anne seconded. The motion passed unanimously.

Review Draft Energy Chapter of the Town Plan

Members of the Energy Committee and staff from the Lamoille County Planning Commission (LCPC) presented an overview of the draft energy element of the Town Plan. Staff referenced previously circulated background materials outlining changes to the plan and requirements for enhanced energy planning under state statute. LCPC Senior Planner Meghan Rodier and Energy Committee Chair Catherine Crawley led the presentation. Rodier provided an overview of the draft element, emphasizing that adopting an enhanced energy plan gives the municipality “substantial deference” in the Section 248a process related to energy project siting. She outlined the required components for both current and future energy needs across various sources, and discussed new equity considerations, energy burden, and protections for priority forest blocks. Catherine Crawley introduced herself and fellow committee members, then presented slides detailing the plan’s development process, its key components, relevant policies and tasks, and the broader importance of energy planning. Following C.Crawley’s presentation, the Commission and other attendees asked questions. Staff explained that some of the energy standards are incorporated into the state building code, rather than zoning requirements and the municipal responsibilities related to filing the energy certificate. B.Gadbois inquired about the process for adopting this portion of the plan. Staff responded the energy element will be adopted by the Selectboard, following recommendation by the Planning Commission, as part of the Town Plan update process. J.Sabel-Courtney inquired whether the existing plan contains an energy section. Staff responded that the last Town Plan adopted in 2018 did contain an enhanced energy plan. M.Rodier provided a detailed explanation of the benefits of having an enhanced energy plan and the checklist required to document the plan contains all of the necessary information. M.Lonetto inquired how to make the policies, tasks, etc. more user friendly and better cross-referenced. C.Crawley suggested some items might be weaved into other sections of the plan, such as transportation. M.Lazorchak referenced the solar map illustrating where solar performs best. B.Davison requested that the

Commission evaluate the map to identify areas where energy siting might be most appropriate. Members discussed electrifying buses, both public transportation and school buses. N.Percy offered his experience with school busses and lawn mowers. Members discussed battery life and returns on investments. M.Lonetto suggested the Commission evaluate the load growth projection when developing the housing plan. Members discussed ridership on local school buses. B.Davison shared comments from the Education Subcommittee related to combined public and school transportation. Members discussed the implementation element and how that section might be organized. Staff suggested it might be organized under the community values and separated by policies, programs, and projects. Members thanked the Energy Committee for their work on the plan.

Updates/Correspondence/Other Business

Housing Task Force Update – M.Lonetto provided a brief update and highlighted the housing community forum to be held on Tuesday May 6th.

Interim Development Subcommittee Update. Staff provided a brief update. Members decided to hold the first meeting on Wednesday April 30th. Staff will finalize and circulate the agenda.

Community Engagement Project Update. Staff provided a brief update and inquired about an in-person event planned for June. Members discussed and felt a May date might garner more participation since June is busy with end of school activities.

General Updates – None

Correspondence – None

Review Upcoming Meeting Schedule. Next regular PC meeting date- May 5, 2025.

The meeting adjourned at approximately 7:00 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~~