



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes May 05, 2025

The Town of Stowe Planning Commission held a regular meeting on **Monday May 5, 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, Jo Sabel Courtney, Beth Gadbois, Steph Clymer, 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.

Elect Chair & Vice-Chair – Review Rules of Procedure

Per the Planning Commission's Rules of Operation, the Commission holds its annual election of officers during the first meeting in May. Members reviewed the Rules of Operation and asked and answered questions. B.Davison motioned to nominate B.Hamor to serve as Chair. The motion was seconded by H.Snyder and passed unanimously. J.Anne then motioned to nominate H.Snyder as Vice-Chair. M.Lonetto seconded. The motion passed unanimously.

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 [4/21/2025]

M.Lonetto motioned to approve the meeting minutes from 4/21/2025. H.Snyder seconded. The motion passed unanimously.

Review Draft Solar Energy Map (Stowe Town Plan) & Energy Element Follow-Up Discussion

At the last regular meeting, the Energy Committee presented the draft Enhanced Energy Plan. Committee Chair Catherine Crawley and staff from the Lamoille County Planning Commission (LCPC) were present to answer questions. Planning Commission members requested additional time to review the energy maps and held a focused discussion on the solar siting map and draft policies. M. Lazorchak contributed comments, noting that while the plan currently restricts large arrays in the historic district, it does not account for Stowe Electric Department's (SED) potential solar project on the existing SED building in Moscow—highlighting that one existing building is designed to support future solar but would not be supported under current language in the plan.

The Commission reviewed LEAP generation targets, energy siting criteria, and the Public Utility Commission (PUC) process, then began discussing the draft energy policies. Members expressed concern about proposed language suggesting the Town regulate thermal energy codes through zoning, noting that the Town does not administer or enforce building codes—such as CBES and RBES—which are regulated at the state level. The Commission agreed to revise this language to reflect support for state energy standards rather than local administration and enforcement.

Additional comments were offered by B. Hamor on energy code requirements, B. Gadbois on the need to balance energy goals with broader community priorities, and N. Percy on his personal experience with electric water heating and Efficiency Vermont. Public input from S. Clymer raised concerns about adding regulations, while L. Soper shared feedback on the Energy Committee's role. The Commission also discussed transitioning municipal equipment to electric, with C. Crawley noting that shifts in equipment require a reasonable return on investment, citing the Town's seven-year return on investment requirement.

The Commission decided to revisit the revised draft policies at the next meeting. The draft tasks will be reviewed as part of the implementation chapter. Staff will incorporate feedback and present a revised draft at the next meeting.

Review Draft Town Plan Elements – Community Vision/Values & Local Government

Tabled due to timing.

Updates/Correspondence/Other Business

Tabled due to timing.

Review Upcoming Meeting Schedule. Next regular PC meeting date- May 19, 2025.

The meeting adjourned at approximately 7:20 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~~