



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes August 18, 2025

The Town of Stowe Planning Commission held a regular meeting on **Monday August 18, 2025** starting at 5:30 PM. The meeting was held at the Stowe Town Office with remote participation via Zoom. Voting members present included Brian Hamor, Mila Lonetto, Bob Davison, Jill Anne, and Heather Snyder. Non-voting members present included Hannah Mitrani. Municipal staff Sarah McShane was present. Guests included Rob Levy and Elizabeth (last name unknown).

Chair B. Hamor called the meeting to order at approximately 5:33 p.m.

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

None

Review Prior Meeting Minutes [8/4/25]

M. Lonetto motioned to approve the meeting minutes of August 4th as presented. H. Snyder seconded. The motion passed unanimously.

Subcommittee Update -Present Revised Draft Letter of Recommendations

B. Davison asked to discuss the draft recommendation letter and suggested incorporating revisions related to changes he had previously shared with the Commission. Members reviewed the draft recommendations and offered additional comments. M. Lonetto explained that the proposed STR cap is intended as a short-term measure while the Town determines how STRs should be managed in the long term, essentially a pause while broader long-term policies are developed. Members also discussed inclusionary zoning, emphasizing that it should be advanced before other zoning amendments to loosen development restrictions. B. Davison recommended modifying the term impact fee to payment in lieu, noting that impact fees carry strict statutory requirements. Members discussed other potential modifications, which staff will incorporate into the revised draft. B. Hamor mentioned the need to streamline the efforts of various groups working on housing. M. Lonetto stated that she and J. Muldoon will present the Commission's recommendations to the Housing Task Force later this week. Members further discussed the STR cap moving forward. R. Levy offered public comments regarding long-term measures to reduce the impact of STRs. Members discussed next steps. H. Snyder moved, and J. Anne seconded, to advance the recommendation letter to the Selectboard with the revisions discussed. Staff noted that, once the revised letter is signed by the Chair, it will be forwarded to the Town Manager and Selectboard. The motion passed unanimously.

Work Session: Review Draft Elements of Stowe Town Plan (Cont.)

Forest, Flood Resiliency, Natural Resources, Historic & Cultural Resources

Staff shared four draft elements of the Town Plan for group discussion: Forest, Flood Resiliency, Natural Resources, Historic & Cultural Resources. Staff provided background information and an overview of each element, noting that certain elements largely reflected the existing plan, while others were new or reorganized using information from the existing plan. The Commission reviewed each section, including the proposed goals, policies and tasks and offered comments and suggested revisions. Staff will incorporate the revisions into an updated version. Once all of the elements are drafted and reviewed, the Commission will review them as a comprehensive plan and decide whether it needs to be reorganized or if further revisions/additions are needed. Staff noted that following review of these sections, the Commission still needs to review land use, arts and culture, and utilities, before moving onto transportation, housing and implementation.

Updates/Correspondence/Other Business

M.Lonetto offered an update regarding the work of the Housing Task Force. Members discussed the Nantucket Land Bank and inclusionary housing regulations that Nantucket has adopted to require the development of affordable units. Staff provided a brief update regarding recent DRB decisions and development applications. The next PC meeting is scheduled for September 15th. 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~~