



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes September 15, 2025

The Town of Stowe Planning Commission held a regular meeting on **Monday September 15, 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, Neil Percy, John Muldoon, and Heather Snyder. Non-voting members present included Hannah Mitrani and Jeff Sereni. Municipal staff Sarah McShane was present. Guests included Tasha Wallis and Seth Jensen of LCPC.

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

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

None

Review Prior Meeting Minutes [8/18/25]

M. Lonetto motioned to approve the meeting minutes of August 18th as presented. B. Davison seconded. The motion passed unanimously.

LCPC: Overview of Act 181 Regional Future Land Use Map

The discussion opened with brief introductions, followed by an overview of Act 181 and the Regional Future Land Use (FLU) Map presented by Tasha Wallis and Seth Jensen of LCPC. S. Jensen explained that the land use categories, names, and color scheme are defined under state statute; he provided a brief overview of each. Rural areas are shown in dark green. He explained that there is little policy distinction between “Rural General” and “Rural Agriculture/Forestry.” T. Wallis explained that LCPC decided to categorize privately held conserved lands as Rural Agriculture/Forestry rather than “Conservation”. As shown, the “Resource Resort Areas” follow the same boundaries as the SKI-PUDs. Commission members discussed the differences between regional and local land use maps. T. Wallis emphasized that the regional FLU map does not control local zoning districts or regulations. H. Snyder asked about the status of Moscow as a village center. S. McShane explained that it is mentioned and described in the draft Town Plan. The group reviewed other designations: “planned development areas”, shown in lighter purple, generally align with the sewer service district boundaries; the orange “transition areas” may support future higher-density development; and “Enterprise Areas” which include the gravel pit. M. Lonetto inquired about the West Branch Community Service District. S. Jensen confirmed it cannot be considered an “Enterprise Area” since “Enterprise Areas” cannot be adjacent to “Downtown Areas”. T. Wallis explained that mapping Tier 1B areas is required to ensure consistency across the state, though pursuing a Tier 1B designation is ultimately a local municipal choice. S. McShane provided a brief overview of Tier 1B, designated downtowns, the MRV district, and noted the recommendations in the housing needs assessment. T. Wallis also described the Tier 1, 2, and 3 designations and shared that a public hearing on Tier 3 will be held in Morristown in late October. Commission members were asked to provide any recommended changes to staff for inclusion prior to the October Selectboard meeting. LCPC staff departed shortly after 6:00 p.m. The Commission held a brief follow-up discussion but did not recommend any specific map changes.

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

Arts & Culture, Utilities, Settlement Patterns & Land Use

Staff presented draft elements of the Town Plan for group discussion, providing background on each section and noting that while some elements closely reflect the existing plan, others have been reorganized or newly developed.

The Commission began with the Arts & Culture element. S.McShane explained the process to update this section of the plan, noting the various persons and parties involved. B. Hamor inquired about the terms of a use agreement between the library, historical society, and the Current regarding the use of the common space. S.McShane explained that she did not know the details of the agreement. H. Snyder wondered whether the Parker Barn on West Hill should be included under Policy #6 as a potential site that might be re-purposed. M. Lonetto offered comments on Policy #4 and suggested it be reworded.

The group then discussed the draft Municipal Utilities Element. B. Hamor raised concerns about the condition of the Lower Village pump station. Staff explained its importance in supporting future growth and redevelopment of the village and lower village areas. H. Snyder asked broader questions about utilities and whether SED rates were competitive compared to other providers. She inquired about the customer makeup (residential vs. commercial) for water and sewer services and where infiltration was occurring in the wastewater system. Commission members discussed the sludge program with Montpelier, questioning whether it would become permanent and what volume reduction strategies were in place. Additional questions included PFAS testing and federal requirements. H. Snyder suggested connecting broader policy language to specific tasks, such as amending the STR ordinance to address overloaded septic systems in source protection areas. J. Muldoon recommended strengthening Policy #1 regarding expanding the systems and suggested adding specific planned projects under SED tasks. H. Snyder asked whether the PFAS settlement should be mentioned, while B. Hamor suggested that changes to the sewer service district should prioritize desired housing types. M. Lonetto inquired whether Policy #2 was intended to limit allocations or simply restate boundaries, while N. Percy raised the question of prioritizing allocation for different uses. Members also discussed whether Policy #4 should be amended to subsidize affordable housing.

The Commission then briefly reviewed the Land Use and Settlement Patterns Elements, noting the difficulty of evaluating without first considering transportation and traffic impacts. The Commission agreed to revisit these topics after reviewing housing and traffic recommendations.

Staff will incorporate the revisions into updated versions.

Updates/Correspondence/Other Business

M.Lonetto offered an update regarding the recent work of the Housing Task Force.

The next PC meeting is scheduled for October 6th. The meeting was 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~~