



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes October 6, 2025

The Town of Stowe Planning Commission held a regular meeting on **Monday October 6, 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 Jeff Sereni. Municipal staff Sarah McShane was present. Guests included Jo Sabel Courtney.

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 [9/15/25]

H.Snyder motioned to approve the meeting minutes of September 15th as presented. B. Davison seconded. The motion passed unanimously.

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

Solid Waste – Communications –Transportation

Staff presented draft elements of the Town Plan for group discussion, providing general background on each section.

The Commission began with the solid waste element. H. Snyder suggested including language explaining the purpose of Task #6. Members discussed bear-proof trash containers and the importance of educating residents and visitors. B. Hamor cited a recent incident where a business failed to clean up after a bear accessed its garbage and the harm it causes to wildlife. H. Snyder emphasized that such incidents are preventable once identified. B. Hamor recommended including language in the Town Plan requiring businesses to manage their trash responsibly to protect bears and other wildlife.

The Commission then reviewed the draft Communications element. Staff explained revisions and noted that the draft had been shared with Lamoille FiberNet for feedback. The section was originally drafted when internet service was less reliable and widespread than today. Members discussed micro-antennae proposed a few years ago in Stowe Village and the policy position the Town Plan should take. B. Davison recommended stronger language to protect Main Street and require that towers and antennas be disguised and located on existing building features.

S. McShane provided an overview of the draft Transportation element, summarizing the recent Stantec report on roadway and intersection improvements, signage, safety, traffic calming, bike/ped infrastructure, public transit, wayfinding, special event logistics, and parking. J. Sereni explained the science behind wayfinding and considerations for improving how people navigate the community. Members discussed real-time communication, online parking information, and potential roadway improvements, including widening near Harlow Hill. They also considered connections between public transit, schools, and recreation paths.

The group discussed terminology such as “hub” and the level of service “F” at the Route 100/108 intersection during peak periods. M. Lonetto asked the group to define peak periods and consider traffic management strategies. J. Sereni noted motorist and pedestrian confusion at the 3-way intersection; members discussed potential technology or traffic personnel to assist during busy periods. B. Davison observed that the intersection generally functions efficiently. N. Percy suggested pedestrian-focused improvements.

Members proposed clarifying Tasks #1 and #27 to specify actual projects. Discussions included public transit and special events, including requiring paid parking and consolidating events to reduce congestion. Left-turn safety on Mountain Road was raised as a concern. Pedestrian safety in the Stowe Village, particularly for students walking to SES, was emphasized. S. McShane suggested including a task about a walkability and accessibility audit. Members also discussed connecting the Recreation Path to the high school and revisiting prior projects for bike/pedestrian connections along Baird Road and Little River Farm. Staff will incorporate the Commission's comments and suggestions into updated draft sections of the Town Plan.

Updates/Correspondence/Other Business

H.Snyder mentioned she is interested in attending the VLCT P & Z Training on October 22nd. Jo Sabel Courtney mentioned an upcoming event at Green Mountain Tech on October 22 for Lamoille County municipal officials. Staff McShane provided an update on the Regional Future Land Use Map and encouraged Commission members to review the draft Town Plan Maps prepared by LCPC. There was no correspondence discussed.

The next PC meeting is scheduled for October 20th. The meeting was adjourned shortly after 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~~