



# **TOWN OF STOWE PLANNING COMMISSION Meeting Minutes November 3, 2025**

The Town of Stowe Planning Commission held a regular meeting on **Monday November 3, 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 and Hannah Mitrani. Municipal staff Sarah McShane was present.

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 [10/20/25]**

B. Davison motioned to approve the meeting minutes of October 20<sup>th</sup> as presented. M. Lonetto seconded. The motion passed unanimously.

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

### *Housing Goals, Policies, & Tasks*

Staff S. McShane provided a brief overview of the draft materials presented for consideration, noting that LCPC is preparing the draft housing element which should be ready for the next meeting. She explained that the draft goal, policies, and tasks were prepared using the data and recommendations in the recent Housing Needs Assessment, the Housing Strategy Plan prepared by the Housing Task Force, existing Town Plan, and the community input received over the last year.

M. Lonetto asked the group whether the housing goal should include a specific, measurable target, noting that the housing needs assessment established 580 units as a goal. B. Hamor asked how the Commission should determine an appropriate target. Members then discussed the types of units most needed in Stowe and what proportion of the total goal should be affordable and/or year-round. B. Davison suggested inclusionary zoning should be added. M. Lonetto encouraged creative approaches that consider both income restrictions and year-round occupancy requirements.

M. Lonetto and J. Muldoon reported on their recent presentation to the Selectboard regarding potential updates to the Short-Term Rental Ordinance, as well as support for inclusionary zoning and additional staff capacity.

J. Sereni commented that defining the percentage breakdown of unit types may help communicate the need to the public. M. Lonetto suggested not tying the goal to annual benchmarks, since most housing projects take multiple years to permit and construct. Members discussed housing types, unit sizes, and the need for family-oriented housing. B. Davison emphasized focusing on affordable, year-round housing to support local schools. M. Lonetto shared draft desired housing types and ideas for aligning the Housing Needs Assessment with the Town Plan. She also referenced the housing reserve fund and other non-regulatory tools.

J. Muldoon asked whether the document should first define the types and sizes of desired housing to avoid repetition throughout the plan. Members agreed to continue the discussion at the next meeting, with a focus on deciding how the goal can include measurable targets.

The group then discussed employee housing requirements, the conversion of residential and commercial uses near the village, and policies that could require workforce housing. N. Percy raised concerns about housing

market pressures, including how certain restrictions or taxes may drive up costs and limit housing diversity. Members also discussed strategies to protect middle-income housing. B. Davison suggested additional ways to improve affordability. M. Lonetto proposed expanding income eligibility brackets within inclusionary zoning.

Members continued reviewing policy language and offered wording revisions. Staff will circulate an updated draft before the next meeting.

### **Updates/Correspondence/Other Business**

There was no correspondence discussed. H.Synder shared information on the upcoming STR workshop hosted by VLCT. The next PC meeting is scheduled for November 17th. J.Muldoon mentioned he cannot attend the next meeting.

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~~