



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes December 2, 2024

The Town of Stowe Planning Commission held a regular meeting on **Monday December 2, 2024**, starting at 5:30 p.m. The meeting was held at the Stowe Town Office with remote participation via Zoom. The meeting began at 5:30 pm. Members present included Brian Hamor, Mila Lonetto, Bob Davison, Chuck Ebel, Jill Anne, and John Muldoon. Municipal staff Sarah McShane was also present. Guests Beth Gadbois and Marina Meerburg also attended in-person; others (Elizabeth Bennedict) attending via Zoom.

Called to Order

The meeting was called to order by Chair B.Hamor at approximately 5:30 PM.

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

B.Hamor told the Commission he received notice of a recent application for the non-voting position on the Planning Commission. As Chair, B.Hamor was invited to meet the prospective non-voting Commission member.

Review Prior Meeting Minutes [11/18/2024]

C.Ebel motioned to approve the meeting minutes from November 18th. J.Muldoon seconded. The motion passed unanimously.

Continued Discussion: Town Plan Update: Economic Development

Members reviewed the current Economic Development Element of the existing Stowe Town Plan. Members broadly discussed the current state of economic development in Stowe including peak visitor seasons, where majority of commerce is happening in Stowe, where workers are commuting from, how short-term rentals and remote work have changed the dynamics, etc. J.Muldoon felt the Town Plan should communicate a clear identity – ski town, resort town, four-season town, etc. C.Ebel noted the existing plan does not address the significant retirement community that resides in Stowe. Members discussed ways to focus on the primary issues and streamline the plan and the importance of having a clear vision. Members discussed the current challenges facing Stowe schools and declining enrollment. Members discussed homestead properties and the differences among 2nd homeowners – some more invested in the community and local matters than others. Members reiterated prior ideas around impact fees, affordable and workforce housing, etc. Guests Beth Gadbois, Marina Meerburg, and Elizabeth Bennedict shared comments. J.Muldoon shared potential draft goal language: To support a well-diversified economy in service of Stowe’s vibrant year-round community and traditional New England village heritage. Members also briefly discussed sustainable tourism and ways to communicate local culture – what to expect when you visit Stowe. Members discussed ways to integrate the various ideas generated around housing, transportation, etc.

Community Engagement Project Update

Staff McShane provided an engagement project update. The Commission agreed to hold an evening Stowe 2050 community input meeting on December 16th instead of the regular meeting.

Updates/Correspondence/Other Business

M.Lonetto shared recommended language for zoning amendments related to allowing a second ADU. Members agreed to continue to pursue and refine. M.Lonetto can work with staff to present further amendments at a future meeting. Members briefly reviewed B.Davison's prepared comments and agreed to discuss them at the beginning on the next regular meeting.

Review Upcoming Meeting Schedule

Next PC Meeting Date- December 16, 2024.

The meeting adjourned at approximately 7:15 PM.

Respectfully submitted,
Sarah McShane, Planning & Zoning Director

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