



TOWN OF STOWE
PLANNING COMMISSION: INTERIM DEVELOPMENT SUBCOMMITTEE
Meeting Minutes
May 22, 2025

The Interim Development Subcommittee of the Town of Stowe Planning Commission held a meeting on **Thursday May 22, 2025** starting at 8:30 a.m. The meeting was held remote with no physical meeting location. Subcommittee members present included John Muldoon, Bob Davison, and Heather Snyder. Municipal staff Sarah McShane was present. Guest included Mila Lonetto.

Call to Order. Chair J.Muldoon called the meeting to order at approximately 8:30 AM.

Adjustments to the Agenda & Public Comments. There were no public comments or adjustments to the agenda.

Review Meeting Minutes from 4/30/25. On a motion by B.Davison, the minutes from the prior meeting were accepted.

Restate Purpose & Charge of the Subcommittee. Chair J.Muldoon re-read the purpose and charge of the subcommittee...to review community engagement feedback, development trends, and explore interim measures such as but not limited to interim zoning and/or a development moratorium that Stowe can take in order to better match future growth with community needs.

General Updates Since Last Meeting. Chair Muldoon explained that during the last meeting the group identified six potential areas to explore. Upon closer review and discussion with staff, some of the areas are more appropriately handled by the Planning Commission since they do not involve interim measures, such as flood resiliency. Members briefly discussed interim zoning and what amendments can be considered under interim zoning. B.Davison mentioned he does not support a moratorium but feels the subcommittee should research and prepare items so they can be quickly acted on by the Planning Commission. Members discussed two potential action areas: short-term rentals and declining homestead properties. H.Snyder added that homestead properties might not be the defining target because homestead declarations do not account for renters. Members discussed the work of the housing task force, both B.Davison and M.Lonetto provided comments. Members discussed asking the Planning Commission to amend the charge of the subcommittee to evaluate the housing task force recommendations and determine which elements could be acted on quickly. M.Lonetto added that not all of the recommendations will be action ready and will require further study. Members discussed examples of moratoriums from other towns and how any work of the subcommittee/PC should be in alignment with the housing task force and not detract from their work.

Review Development Data. Members transitioned the conversation to reviewing data gathered by staff and subcommittee members.

Other Business. Members discussed next steps: discuss with the PC amending the charge to include general zoning amendments; reviewing housing task force recommendations for quick action items; reviewing the transportation study; and evaluating stormwater regulations and developing improvements. J.Muldoon and staff will also discuss how to advance action items related to short-term rentals and deed restrictions for year-round housing.

Decide Next Meeting Date & Meeting Topics. Members agreed to meet on June 25th. Staff will work with Chair Muldoon to develop the agenda.

Adjourn at 9:30 AM.

Respectfully submitted,
Sarah McShane