



TOWN OF STOWE

PLANNING COMMISSION: INTERIM DEVELOPMENT SUBCOMMITTEE

Meeting Minutes

June 25, 2025

The Interim Development Subcommittee of the Town of Stowe Planning Commission held a meeting on **Wednesday June 25, 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.

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. No revisions were requested to the minutes from the previous meeting.

Restate Updated 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.* At the last PC meeting, the Commission also voted to broaden the subcommittee charge as follows: *Empower the subcommittee to: (1) develop draft language to address existing zoning conflicts for Planning Commission consideration; and (2) review the Housing Task Force's recommendations and support the Planning Commission in taking appropriate actions.* The subcommittee members recognized the specific charge delegated to the group.

General Updates Since Last Meeting & Next Steps. Members provided brief updates. B. Davison suggested the subcommittee recommend to the Planning Commission that it not pursue a development moratorium but instead focus on actionable items. He proposed recommending a cap on the number of short-term rentals and allowing bonus accessory dwelling units (ADUs) for property owners who file homestead declarations, provided the ADU is used for year-round housing. He referenced Burlington's short-term rental ordinance as a model and expressed support for an inclusionary zoning ordinance requiring that 20% of new units be affordable or that a payment in lieu be made.

Members discussed a range of action ideas and how they align with past Planning Commission work and the goals of the Town Plan. The group discussed the mechanics of an inclusionary zoning ordinance and the broader economic conditions that must be considered. Concerns about declining student enrollment and recent legislation were raised, emphasizing the risks of inaction and the potential loss of local schools.

Members also discussed articulating next steps, the timing of Housing Task Force recommendations, and opportunities for joint efforts. It was noted that zoning amendments identified in the Housing Needs Assessment could be pursued by the subcommittee and Planning Commission. The group discussed the need for additional staffing to support expanded initiatives and how infrastructure issues such as water, sewer, and stormwater might be better addressed as action items within the Town Plan.

S. McShane emphasized that the zoning regulations should be clearly connected to the goals of the Town Plan, serving as tools to implement its vision. B. Davison suggested creating a Water and Sewer Overlay District. J. Muldoon recommended the subcommittee propose that the Selectboard appropriate funds for the development of an inclusionary zoning ordinance, including consultant support and legal review. Members agreed that the next step would be to draft a letter incorporating these ideas for presentation first to the Planning Commission and with their support then to the Selectboard. H. Snyder offered to research existing inclusionary zoning ordinances to help inform the local drafting process.

Review Upcoming Meeting Date & Meeting Topics. Members agreed to meet on July 23rd. Staff will work with Chair Muldoon to develop the agenda.

Adjourn at 9:30 AM.

Respectfully submitted,
Sarah McShane