



TOWN OF STOWE
PLANNING COMMISSION: INTERIM DEVELOPMENT SUBCOMMITTEE
Meeting Minutes
August 11, 2025

The Interim Development Subcommittee of the Town of Stowe Planning Commission held a meeting on **Monday August 11, 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. Planning Commission member Mila Lonetto also attended.

Restate Updated Purpose & Charge of the Subcommittee. H.Snyder re-read the purpose and charge of the subcommittee while the group was waiting for Chair Muldoon to join the meeting...*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.* The Planning 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 and staff recognized the specific charge delegated to the group.

Call to Order. Chair J.Muldoon called the meeting shortly after 8:38 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.

Review Housing Needs Assessment Zoning Audit

Members reviewed the zoning audit included in the recently released Housing Needs Assessment. B. Davison expressed opposition to increasing building heights and to applying uniform changes to setbacks and building coverage across all zoning districts. J. Muldoon noted that the proposed amendments could make it easier to build housing with fewer restrictions but suggested the group first focus on supporting the types of housing most needed by the community before loosening zoning regulations. Members discussed the process and agreed on the importance of prioritizing key interim measures.

Review Draft Recommendation Letter

Members reviewed the draft recommendation letter previously presented to the Planning Commission at its last regular meeting. Staff shared her comments and suggestions. B. Davison suggested that the community would like to see quicker action. Members discussed presenting the recommendations to the Selectboard to confirm alignment before moving forward. The group also discussed options for regulating short-term rentals (STRs) through zoning, including the possibility of treating them as nonconforming uses. M. Lonetto expressed interest in understanding how STR regulation through zoning would function in practice, as well as what aspects would remain outside zoning authority. B. Davison provided comments on recent statutory changes that allow regulation through either zoning or ordinance. Members noted the work of the subcommittee and the approaching September 1 deadline.

They agreed to present a revised letter to the Planning Commission at its next regular meeting and discussed process and timing, including the potential to share recommendations with the Housing Task Force at its next meeting.

Review & Discuss Inclusionary Zoning Research

Members decided to discuss their research at a future meeting once the recommendations are shared with the other boards and commissions, i.e., Planning Commission, Selectboard, Housing Task Force.

Review Upcoming Meeting Date & Meeting Topics. Members agreed to reserve Monday September 29th for a possible next meeting.

The meeting adjourned at approximately 9:30 AM.

Respectfully submitted,
Sarah McShane