

Town of Stowe Recreation Commission

Meeting Minutes — July 1, 2026

Stowe Arena — Community Room

Members present: Lyn Goldsmith, Marie Kingsbury, Jennifer Gryckiewicz, Brett Loomis, Deb Drinkwater, Charles Roscioli-Barran (Student Representative)

Members absent: Ryan Thibault (Chair), Bill Scudder

Staff present: Matt Frazee (Parks & Recreation Director); Sarah McShane (Planning)

1. Call to Order

The meeting was called to order at 5:05 PM.

2. Approval of the Agenda

Motion to approve the agenda made and seconded. Approved.

3. Consent Items

A. Minutes of May 6, 2026. Motion to approve made and seconded. Approved.

4. Mayo Farm Easement — New Wetland Delineation of Fields L, D, and E

Discussion

- Matt Frazee presented the results of the newly completed wetland delineation of Fields L, D, and E. Sarah McShane attended for the item. Field Map attached at end of these Minutes.
- With J and K delineated in 2025 and L, D, and E now complete, all five fields are delineated and the Commission has the full picture. The delineations are good for at least three years.
- Field L (polo field) is the town's only dedicated athletic space. It lies almost entirely within wetlands and buffer zones.
- Fields D and E are largely free of wetlands.
- Wetlands bar raising grades, installing drainage, or improving the fields without a permit. Existing use may continue.
- The easement authorizes up to 36 acres of recreation. Only the polo field, about 11 acres, sees athletic use, and it is wet enough that teams skip practices to let it dry. The Commission discussed this gap between the authorized acreage and what is usable.
- The polo field is the only dedicated athletic field. Fields A, B, and C are designated events-first, and Memorial Park is two-thirds wetland.
- Approved events take precedence over athletics. The events fields run under an Act 250 permit capped at eight large events a year, and the town reaches that cap. This fall six event weekends fall across the nine-week middle-school soccer season, and the middle school, which has no fields of its own, relies on Mayo A.
- Charles Roscioli-Barran, a high school soccer and lacrosse player, reported that teams avoid the polo field to let it dry, that the high school field is also wet, and that last year practices were canceled and middle-school teams were moved to the high school when the Mayo fields closed for events.
- The town holds no game or practice data because parent-run organizations administer the leagues. The Commission discussed gathering counts of games and practices lost to wet fields and to event displacement.
- The 2017 task force report recommended studying a swap of the Recreation Zone from Fields J, K, and L to Fields D and E. The Select Board tabled it.

- Developing D and E after a swap requires Act 250 and local site-plan review plus state and possibly federal wetland permitting. Cost and timeline stay unknown until the town holds pre-application meetings with the agencies.
- The easement carries a 25-year term and comes up for renewal in 2028. Four outcomes are possible:
- **Keep the easement:** the town does nothing and the easement renews on the same terms in perpetuity. Conditions stay as they are now.
- **Amend the easement:** subject to Stowe Land Trust approval, the town reduces the easement's restrictions and shifts detailed uses into a management plan. An amended easement carries new terms in perpetuity.
- **Terminate without replacement:** the easement ends and the land stays town-owned. The 1989 deed restrictions survive and still require use primarily for agriculture, open space, and recreation.
- **Terminate and adopt a new easement:** the town replaces the current easement with a new one on a smaller portion of the property, in perpetuity.
- The Mayo Farm easement zones allowable uses by segment and sits above a more restrictive management plan. Cady Hill was cited as a less restrictive easement paired with a management plan.
- Fields D and E are leased by Percy for hay and corn. The prime soil that makes the land farmable also suits athletic fields.
- Percy opposed a swap in the prior process and retains a septic-replacement easement on Field D.
- Further easement constraints if a swap advances: no paved surfaces, which affects pickleball and parking, and limits on buildings and fence height.
- Net conservation gain was raised as a possible lever to make a swap acceptable to the Stowe Land Trust.
- The Commission discussed buying athletic land elsewhere and set it aside. Any other parcel would need its own wetland delineation and permitting, and D and E are the only known suitable site in town.
- Some residents view athletic fields as development rather than open space. The Commission discussed screening and a visual mock-up to address that concern.
- The management plan bars field lighting at night.
- The housing task force continues to explore housing on the Homestead site (Field H), near the arena.

Decision

No motion taken. The Commission agreed to gather data, build a presentation, and seek Conservation Commission feedback before approaching the Select Board.

Action Items

- **All members:** contact youth sports groups (Stowe Youth Soccer, Lacrosse, Baseball, softball, rugby, flag football) for participation and displacement data, individually and not as a quorum, before the next meeting.
- **Matt Frazee:** provide contact information for the sports group leadership.
- **Sarah McShane:** advise on the processes to amend the easement and to terminate and adopt a new one.
- **Charles Roscioli-Barran:** organize students willing to give testimony.
- **Commission:** build a presentation for the recreation-zone swap and bring it to the Conservation Commission before the Select Board. Target a joint meeting in the fall.
- **Commission:** put the swap concept and rationale before the community at the listening sessions.

5. Other Business

Mayo Farm community listening session

- Scheduled for July 13, 2026, 5:30 PM, Memorial Room. Commissioners are encouraged to attend. Zoom option is available.

July 4 Fireworks (Semiquincentennial — 250th anniversary)

- The Select Board added funding for the anniversary. About \$2,500 funds a second grand finale interspersed through the show, themed red, white, and blue. Fireworks rose from \$13,500 last year to \$20,000 this year for the same package.

- Working with Zenbarn and Spruce Peak Arts on bands, stage, and sound. Weather-dependent.

Moscow Playground ribbon cutting

- Scheduled for Sunday, July 19, 2026, 1:00 to 3:00 PM. Cookout and music.
- Finishing work and additional mulch remain. Gravel base and pond regrade are holding in heavy rain.
- Dog-waste issue raised. Already people are not picking up after dog waste in the mulched playground area. The Commission will add signage and coordinate Front Porch Forum posts to encourage poop pick up, including from Moscow neighbors, after July 4.

Next meeting

- To be determined.

6. Adjournment

Motion to adjourn made and seconded. Approved. Adjourned at 6:00 PM.

Attachment A — Mayo Farm Fields A-L (Town of Stowe)

Mayo Farm Fields A-L



Property owned by the
Town of Stowe (~235 acres)

±125 acres leased for
agricultural purposes

Stowe Land Trust holds a
conservation easement on
the property.

