

Agenda Summary
August 27, 2025

Agenda Item No. C-1

Other Business – Manager’s Report

Rec Path Partial Closure - August 27: There will be a partial Rec Path closure on Wed. August 27 and Thurs. August 28 at Bridge 5, across the street from the Sun & Ski. We are replacing the planks on the bridge, and the bridge and the work area around it will be closed. The bridge will be closed all day on the 27th and part of the day on the 28th.

Parks and Recreation Statistics: Enclosed please find an email from Parks & Rec Program Director Kelli Millick outlining 2025 summer camp statistics. 167 campers were served in total with an average of 104 campers per day.

Library Statistics: Enclosed please find statistics from the Library Director outline their FY25 programs and usage. The Library had nearly 70,000 visitors.

Planning Commission Letter: Enclosed you will find a letter from the Planning Commission which, in part, requests the Selectboard “implement an STR cap via ordinance, expand staff capacity for housing, and advance interim inclusionary zoning with professional support.”

The Manager will include the capital request for a consultant along with other capital proposals during FY27 budget process, and also consider proposals for housing staff during upcoming budget process weighed against other needs.

Act 250 Notices:

A filed request for a 3 month extension to comply with Condition 21 of LUP 5L0400-4. This is in relation to the demolition of the Stowehof Inn. Condition 21 reads as follows:

“21. The Permittee shall have a qualified architectural historian prepare an inventory of hotels and motels within the Stowe municipal boundary operating in the 1950s and 1960s with related data as available: location, build date, type and size, images, adaptation, architect, architectural style, present disposition. Research and write up the tourism historic context in which these establishments proliferated and evolved. The inventory and historic context shall be submitted to the Stowe Historical Society and the Vermont Division for Historic Preservation (VDHP) for review within six (6) months of issuance of this permit amendment. VDHP shall have 30 days to provide comments. The final VDHP approved inventory and historic context will be submitted as a PDF to VDHP and the Stowe Historical Society for inclusion on their websites within one (1) year of the issuance of this permit amendment. VDHPs approval and acceptance of the final documentation must be submitted to the District Commission within one (1) year of the issuance of this permit amendment.”

<https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5L0400-5>

Minutes: Enclosed are the following minutes:

- Development Review Board – August 19
- Planning Commission – August 11, August 18
- Conservation Commission – August 11
- Housing Task Force – July 2, August 6

Recommendation: No action is necessary. This time is set aside to ask questions of a general nature and for the public to be heard on any issue not on the regular agenda that does not require Selectboard action and is of a non-personnel nature.

Will Fricke

From: Will Fricke
Sent: Friday, August 22, 2025 3:33 PM
To: Will Fricke
Subject: FW: Camp statistics

From: Kelli Millick <kMillick@stowevt.gov>
Sent: Friday, August 22, 2025 12:23 PM
To: Matt Frazee <mfrazee@stowevt.gov>; Lyn Goldsmith <lyn.goldsmith@gmail.com>; Deborah Drinkwater <debdrinkwater@gmail.com>; Brett Loomis <Brett@loomispropertyservices.com>; Ryan Thibault <ryan@mtbvt.com>; Julian Roscioli Barran <julianrb701@lsuu.org>; Bill Scudder <bscudder3@gmail.com>; jennifergryckiewicz@gmail.com
Cc: Charles Safford <csafford@stowevt.gov>; Cindy Fuller <cfuller@stowevt.gov>
Subject: Camp statistics

Hi all,

I am in the midst of writing thank you cards to local business sponsors, the school staff who support our programs, and our community partners. So, I wanted to share some bullet point statistics that show the impact our program had this year.

- We had an average of 104 campers per day. An increase from 70 per day last year.
- Served a total of 167 kids from California, Connecticut, Washington DC, Massachusetts, North Carolina, New Jersey, Pennsylvania, and multiple communities in Vermont. (One family from NJ enjoyed camp so much they are moving to Stowe permanently!)
- The team at Lamoille South Food Service provided us with 1,121 meals.
- 17 campers were awarded \$10,980 from the Bunny Libby Scholarship (I am writing a thank you to Ken & Family as well).
- Community partners at Lamoille Family Center, Stowe Community Fund, and Stowe Elementary provided support to 17 campers with additional financial assistance of \$9,735.
- We had 9 businesses sponsor our camp t-shirts- Stackpole & French, Woodland Baking & Coffee, VT Canoe & Kayak, Lake Champlain Chocolates, Stowe Seafood, North Country FCU, Stowe Insurance, Stowe Resort Homes, and The Round Hearth. Their logos get posted on our camp t-shirts and all campers are sent home with them. It's fun to see campers return with previous versions of our camp t-shirts. 😊

We had an incredible program this year and received overwhelmingly positive feedback from families. I anticipate our program will grow next year. Please reach out if you have any questions. I hope you are all doing well and enjoying the last stretch of summer.

Be well,

Kelli Millick

Program Director

P.O.BOX 730 336 Park Street
David Gale Center, Memorial Park
STOWE, VT 05672

recreation@stowevt.gov

kmillick@stowevt.gov

p. (802) 253-6138

www.StoweRec.org

WE ARE PROUD TO SERVE AS YOUR LOCAL
LIBRARY AND COMMUNITY SPACE!
THANK YOU FOR A GREAT YEAR!

In Fiscal Year 2025, we welcomed
69,188 Visitors

And patrons took home items from our
collection over **81,000 Times!**

Patrons borrowed our online
collections **14,779 Times,**

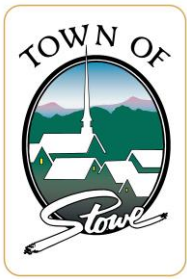
287 people joined SFL, for a total
of over **7,500** patrons

1,506 Adults participated in
103 Programs

And **2,081 Children** came for
129 kids programs

Visitors used our computers a total
of 1,304 hours, received tech help a
total of 57 times, and asked for
reference assistance 431 times.

We are happy to be your community space
To Welcome, To Inspire, & To Enrich the Mind



Town of Stowe – Planning Commission
PO Box 730
Stowe, VT 05672
www.stowevt.gov

Planning Commission
Brian Hamor
Heather Snyder
Neil Percy
Mila Lonetto
Robert Davison
Jill Anne
John Muldoon
Jeff Sereni (Non-Voting)
Hannah Mitrani (Non-Voting)

To: Town of Stowe Selectboard
From: Planning Commission
Date: August 19, 2025

Subject: Supporting Housing Action to Preserve Year-Round Residency and Advance Community Goals

Dear Members of the Selectboard,

On behalf of the Planning Commission, we thank you for your leadership on housing and for extending the Housing Task Force. The work of the Task Force, and the data-driven report it produced, provides valuable insight and a strong foundation for collective action. We are encouraged by the alignment between the recommendations of the Task Force and the priorities of the Planning Commission.

We write to share the work of the Planning Commission's Housing Subcommittee and to outline several recommendations we believe will help stabilize Stowe's year-round population, support our schools, and strengthen long-term community resilience.

Context: Planning Commission Housing Subcommittee

The Housing Subcommittee was created by the Planning Commission to review community engagement feedback, study development trends, and explore interim measures such as interim zoning or a development moratorium that could help match future growth with community needs. The Planning Commission also broadened the charge to include developing draft language to address existing zoning conflicts and reviewing the Housing Task Force's recommendations, supporting the Commission in taking appropriate actions.

After reviewing our options, the subcommittee does not recommend a broad development moratorium. While a moratorium might pause unwanted projects, it would also invite community conflict and stop the kinds of housing the community needs most. Instead, we recommend targeted, interim actions that can move us toward outcomes the public has consistently supported.

Recommendations for Consideration

1. *Cap and Regulate Short-Term Rentals (STRs) via Ordinance*

With only 27 percent of residential properties occupied by year-round residents, unchecked STR growth will continue to displace long-term housing. The recommendation below also reflects consistent community feedback in public forums, surveys, and the Stowe 2050 process, where residents expressed concern about the impact of STR growth on housing affordability, neighborhood character, and the year-round population.

In alignment with the Housing Task Force report and based on years of discussion and review, the Planning Commission recommends that STR regulation be addressed in the short-term through the Selectboard ordinance by capping the number of STRs at (or lower than) the level reported as of May 1, 2026. This approach recognizes that STR regulation requires further analysis and planning, permanent action and significant administrative resources.

Past analysis suggests that zoning-based STR regulation would be time-intensive to administer, create challenges with nonconforming uses, and require considerable staffing and legal capacity. The Planning Commission has been studying STR issues since at least 2017 and again in 2024, and legal precedent, including the recent Killington case, highlights the complexities involved.

2. *Expand Town Staff Capacity for Housing*

We support the Housing Task Force's recommendation to add dedicated town staffing for housing in the next budget cycle. The current Town Plan calls for significant work on housing, and the new Town Plan will likely go further. The Selectboard, Planning Commission, and Housing Task Force are all pursuing strong housing action, and the community has been clear through extensive public input that action is needed now.

3. *Development of Inclusionary Zoning*

We recommend that the Selectboard appropriate \$30,000 for the Planning Commission to hire a consultant and legal counsel to draft interim inclusionary zoning language for Selectboard consideration. Beginning with interim measures will allow us to act quickly in alignment with the current Town Plan and with the Housing Task Force's work, while also gathering data to inform more permanent policy. Changes to zoning that increase the potential for future development(s) can be undertaken after we take steps to ensure future development is responsive to community needs.

Examples of topics to explore include requiring a percentage of new units to be year-round, collecting payment in lieu of mitigation fees to fund affordable housing, and considering incentives or requirements for workforce, community, and affordable housing. These are examples only, and additional tools will be considered as the process moves forward. All proposals will be shared with the community and the Selectboard for review before adoption.

Why This Matters Now

These recommendations are grounded in the Stowe Housing Needs Assessment (2025), the Stowe Town Plan (2018), particularly Chapters 4, 5, 7, and 10, the Housing Task Force report, and strong community input through Stowe 2050 and other public engagement. They are supported by independent research from the Turner Center, Urban Institute, Lincoln Institute of Land Policy, and Harvard Joint Center for Housing Studies.

In addition, Vermont Act 73 (H.454) introduces new minimum class size requirements that could affect the future of our local schools. With K–2 enrollment down 20 percent in the past four years, securing housing for families is more important than ever.

Legal Foundation

These actions are consistent with the authority granted under 24 V.S.A. §4415 and reflect our shared commitment to protecting the long-term livability and sustainability of Stowe.

Conclusion

We look forward to continuing to work with the Selectboard to implement an STR cap via ordinance, expand staff capacity for housing, and advance interim inclusionary zoning with professional support.

Thank you for your leadership and collaboration. We are ready to move forward together

Sincerely,

A handwritten signature in black ink, appearing to read 'B Hamor', with a long horizontal flourish extending to the right.

Brian Hamor, Chair
Town of Stowe Planning Commission



NOTICE

INITIAL ACT 250 APPLICATION FILING

Schedule G

State of Vermont
Land Use Review Board
District 5 Environmental Commission
10 Baldwin Street
Montpelier, VT 05633-3201
<https://act250.vermont.gov/>

Today's Date: August 14, 2025

Date Application Submitted: August 5, 2025

Date Application Received: August 6, 2025

Application Number: 5L0400-5

Five Roads Stowe, LLC
Attn: Edward French, Jr. Esq.
PO Box 819
Stowe, VT 05672

The above Applicant(s) filed an application pursuant to 10 V.S.A. § 6000 et seq. ("Act 250") for the following project:

Request a 3 month extension to comply with Condition 21 of LUP 5L0400-4 .

The project is located at 434 Edson Hill Road in the town of Stowe.

In compliance with 10 V.S.A. § 6084

(<https://legislature.vermont.gov/statutes/section/10/151/06084>), this Schedule G has been sent to the municipality, the municipal and regional planning commissions in which the land is located, the Vermont Agency of Natural Resources Office of Planning, and any adjacent Vermont municipality, municipal or regional planning commission if the land is located on a municipal boundary. **This notice should be posted with other legal notices in the town office.**

This application (5L0400-5) can be viewed on the public Act 250 Database online at <https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5L0400-5>.

In the event you wish to receive further notice concerning this application, please contact:

Act 250 District 5 Office
10 Baldwin Street
Montpelier, VT 05633-3201
Tel: 802-476-0185
Act250.Montpelier@vermont.gov



Town of Stowe Conservation Commission Monday August 11, 2025 Meeting Minutes

A regular meeting of the Conservation Commission was held on Monday August 11, 2025, at 5:30 pm.

The meeting was held in person at the Stowe Town Office with remote participation via zoom.

Commission members in attendance: Catherine Gott, Walter Frame, Evan Freund, Philip Branton.

Student representatives in attendance: Sophia Brasse.

Staff in attendance: Sarah McShane.

Call to Order. The meeting was called to order by Chair C.Gott at approximately 5:35 PM.

Public Comments & Adjustments to the Agenda. None

Review Meeting Minutes [07/14/2025]. W.Frame motioned to approve the minutes as submitted, seconded by P.Branton. The minutes were approved as submitted.

Moscow Rec Field- Playground.

Staff presented an overview of the amended playground proposal, noting that the swing feature will include both a traditional swing and a bird's nest swing. Members asked general questions regarding location, timing, and related details. C. Gott raised the possibility that additional receptacles may be needed if usage increases and inquired about the status of signage, including whether it was damaged during recent flooding. C. Gott moved to recommend support and approval of the proposed playground. P. Branton seconded. The motion passed unanimously. Staff also discussed updating the management plan to further address recreational use. Members agreed the project is consistent with the existing easement and management plan, and the Commission will pursue a management plan update this fall.

STP Cady Hill Proposed 'Baby Bears' Trail Discussion & Recommendation.

C. Gott reported that the Commission had reviewed the trail proposal, conducted a site visit, and asked questions about the trail. Staff noted that, at the Commission's request during the last meeting, Stowe Trails Partnership provided an updated map and clarified that the trail is located in the old Machutan Forest. Staff also explained that the project will require Selectboard review and suggested advancing several projects through the process together. The group discussed next steps, including the recommendation letter. C. Gott asked about the process for recommending trail approval and/or updating the management plan. Staff reviewed the public meeting process and the procedure for updating the management plan. P. Branton moved to accept the recommendation letter as written. Walter Frame seconded. The motion passed unanimously.

Continued Town Plan Discussion.

Staff provided an overview of the plan and the process to date, noting that the natural resources section will be presented to the Planning Commission at next week's meeting. C. Gott asked about green building design and permeable pavement. Members discussed green stormwater infrastructure and water quality initiatives. C. Gott also raised concerns about knotweed remediation, particularly along the recreation path. Members discussed the severity of the knotweed problem, acknowledging past proposals, prior efforts, and the difficulty of addressing it beyond public education without professional involvement. E.Freund will forward prior knotweed reports to the Commission. Members agreed that

while volunteers can assist at the margins, long-term remediation will require professional expertise, a long-term commitment, and potential grant support. An update was provided on knotweed removal efforts at Sunset Rock. S. McShane noted that the forest fragmentation section will be shared once prepared and invited members to participate in upcoming discussions.

Moscow Rec Management Plan & Cady Hill Management Plan Update Process

Members reviewed the anticipated schedule. On September 8, the Commission is expected to consider proposed amendments to the Moscow Recreation and Cady Hill Management Plans. S. McShane will prepare the updates for review. P. Branton will attend remotely; others will attend in person.

General Reports, Correspondence, Updates, & Other Business.

Members discussed student participation, noting the need to confirm whether the two senior representatives plan to continue. If not, new students should be invited. Members also discussed opportunities to involve schools in the Mayo Farm Management Plan. S. McShane will share a Mayo Farm timeline and suggested inviting former Conservation Commission members to review and reflect on their prior involvement.

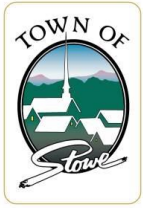
C. Gott requested that the “Be Bear Aware” banner be displayed again and reported recent bear incidents, including one on August 9 in Nebraska Valley. Members discussed options for targeted community outreach. W. Fricke is in the process of distributing a Bear Aware letter to local restaurants. P. Branton suggested including short-term rentals in education efforts. C. Gott recommended sending the letter to short-term rentals, HOAs, and others, with a point of contact included. W. Frame noted measures Trapp Family Lodge is taking to secure trash. C. Gott will post the usual reminders and resources regarding trash management on front porch forum.

Correspondence – None

Next Meeting Date-8/25/2025

Adjourn @ 6:52 PM

Respectfully submitted,
Sarah McShane



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.

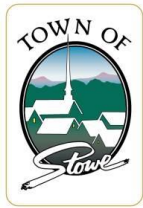
Review & Discuss Inclusionary Zoning Research

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



TOWN OF STOWE PLANNING COMMISSION Meeting Minutes August 18, 2025

The Town of Stowe Planning Commission held a regular meeting on **Monday August 18, 2025** starting at 5:30 PM. The meeting was held at the Stowe Town Office with remote participation via Zoom. Voting members present included Brian Hamor, Mila Lonetto, Bob Davison, Jill Anne, and Heather Snyder. Non-voting members present included Hannah Mitrani. Municipal staff Sarah McShane was present. Guests included Rob Levy and Elizabeth (last name unknown).

Chair B. Hamor called the meeting to order at approximately 5:33 p.m.

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

None

Review Prior Meeting Minutes [8/4/25]

M. Lonetto motioned to approve the meeting minutes of August 4th as presented. H. Snyder seconded. The motion passed unanimously.

Subcommittee Update -Present Revised Draft Letter of Recommendations

B. Davison asked to discuss the draft recommendation letter and suggested incorporating revisions related to changes he had previously shared with the Commission. Members reviewed the draft recommendations and offered additional comments. M. Lonetto explained that the proposed STR cap is intended as a short-term measure while the Town determines how STRs should be managed in the long term, essentially a pause while broader long-term policies are developed. Members also discussed inclusionary zoning, emphasizing that it should be advanced before other zoning amendments to loosen development restrictions. B. Davison recommended modifying the term impact fee to payment in lieu, noting that impact fees carry strict statutory requirements. Members discussed other potential modifications, which staff will incorporate into the revised draft. B. Hamor mentioned the need to streamline the efforts of various groups working on housing. M. Lonetto stated that she and J. Muldoon will present the Commission's recommendations to the Housing Task Force later this week. Members further discussed the STR cap moving forward. R. Levy offered public comments regarding long-term measures to reduce the impact of STRs. Members discussed next steps. H. Snyder moved, and J. Anne seconded, to advance the recommendation letter to the Selectboard with the revisions discussed. Staff noted that, once the revised letter is signed by the Chair, it will be forwarded to the Town Manager and Selectboard. The motion passed unanimously.

Work Session: Review Draft Elements of Stowe Town Plan (Cont.)

Forest, Flood Resiliency, Natural Resources, Historic & Cultural Resources

Staff shared four draft elements of the Town Plan for group discussion: Forest, Flood Resiliency, Natural Resources, Historic & Cultural Resources. Staff provided background information and an overview of each element, noting that certain elements largely reflected the existing plan, while others were new or reorganized using information from the existing plan. The Commission reviewed each section, including the proposed goals, policies and tasks and offered comments and suggested revisions. Staff will incorporate the revisions into an updated version. Once all of the elements are drafted and reviewed, the Commission will review them as a comprehensive plan and decide whether it needs to be reorganized or if further revisions/additions are needed. Staff noted that following review of these sections, the Commission still needs to review land use, arts and culture, and utilities, before moving onto transportation, housing and implementation.

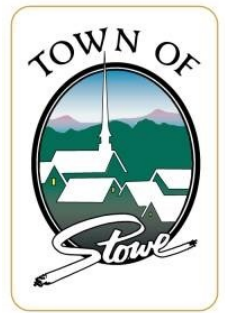
Updates/Correspondence/Other Business

M.Lonetto offered an update regarding the work of the Housing Task Force. Members discussed the Nantucket Land Bank and inclusionary housing regulations that Nantucket has adopted to require the development of affordable units. Staff provided a brief update regarding recent DRB decisions and development applications. The next PC meeting is scheduled for September 15th. The meeting adjourned at approximately 7:00 PM.

Respectfully submitted,
Sarah McShane, Planning & Zoning

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
Joint meeting with the DRB & Selectboard (?)
~~Schedule joint meeting with Energy Committee~~



Town of Stowe
Development Review Board
Meeting Minutes – August 19, 2025

A regular meeting of the Development Review Board was held on Tuesday, August 19, 2025, starting at approximately 5:00 p.m. The meeting was held at the Stowe Town Office with remote participation using the “Zoom” application.

Members Present: Drew Clymer, David Kelly, Mary Black, Tom Hand, Peter Roberts, Patricia Gabel, Andrew Volansky, Alternate Chip Dillon, Alternate Lynn Altadonna, Alternate Scott Rank, Alternate Scot Baraw, and Alternate Michael Diender (present via Zoom).

Staff Present: Sarah McShane, Planning and Zoning Director, and Kayla Hedberg, Planning and Zoning Assistant

Others Present in Person: [See sign-in attendance sheet]

Meeting Vice-Chair Kelly called the meeting to order at approximately 5:00 p.m.

Approval of Minutes:

A motion to approve the meeting minutes of August 5, 2025, was made by T. Hand and seconded by M. Black with D. Kelly abstaining. The motion passed.

Other Business:

A motion to adjourn for the Municipal Ethics Training was made by M. Black and seconded by A. Volansky. The motion passed unanimously.

Respectfully Submitted,
Kayla Hedberg
Planning and Zoning Assistant

Stowe Housing Task Force

Wednesday, July 2, 2025

Akeley Memorial Building
67 Main Street
Stowe, Vermont



Housing Task Force Members: McKee Macdonald, Josi Kytle, Ken Braverman, Sarah Henshaw, Scott Coggins, Mila Lonetto (Ex-officio), Town Manager Charles Safford (Ex-officio)

Absent: Walter Frame, Stephan Grundmann,

Attendees: Assistant Town Manager Will Fricke, Jeff Sauser, Alison Karosas, Terrie Wehse

Call to Order

Chair Macdonald called the meeting to order at 9:00am.

Approve Agenda

Josi Kytle moved to approve the agenda. Sarah Henshaw seconded. Motion carried (5-0).

Review Draft Report

Jeff Sauser reviewed the final draft report and the edits made after the Selectboard meeting. The Task Force reviewed the strategic framework matrix and the assigned roles and responsibilities, and discussed methods of distributing the draft report to potential partners and interested parties. They also discussed whether they would be willing to continue if the Selectboard approved the second phase of the Housing Task Force, or if they would recommend the Selectboard appoint new members. All agreed there should be consistency and would be willing to continue on the Task Force.

Public to be Heard Non-Binding

No public comment.

Adjournment

Chair Macdonald adjourned the meeting at 9:50am.

Notes

Minutes submitted by Will Fricke.

The Stowe Housing Task Force meets on the first and third Wednesday of each month at 9:00am.

A recording of this public meeting is available at: <https://www.stowevt.gov/HTF>

Stowe Housing Task Force

Wednesday, August 6, 2025

Akeley Memorial Building
67 Main Street
Stowe, Vermont



Housing Task Force Members: Walter Frame, Stephan Grundmann, Josi Kytte, Ken Braverman, Sarah Henshaw, Scott Coggins, Mila Lonetto (Ex-officio), Town Manager Charles Safford (Ex-officio)

Absent: McKee Macdonald

Attendees: Assistant Town Manager Will Fricke

Call to Order

Vice Chair Walter Frame called the meeting to order at 9:00am.

Approve Agenda

Josi Kytte moved to approve the agenda. Sarah Henshaw seconded. Motion carried (6-0).

Organizational Meeting – Elect Chair and Vice Chair

The Task Force discussed potential conflicts of interest and the advisory role of the body.

Sarah Henshaw moved to elect McKee Macdonald as Chair and Walter Frame as Vice Chair. Ken Braverman seconded. Motion carried (6-0).

Review Draft Strategic Action Plan Outline

The Task Force and staff discussed the timeline and feasibility of water quality and capacity projects. Charles Safford noted the Town will not lay down infrastructure for developers. The Task Force discussed conditions for developers laying down infrastructure and transferring it to the Town. The Task Force also discussed the uses of a reserve fund in the context of explaining the ask to voters at Town Meeting. They also discussed income limits and the use of public money for affordable housing projects.

The Task Force agreed to discuss defining the type of housing they want to encourage on August 20, reserve fund policy on September 3, and TIFs/CHIP on September 17.

Public to be Heard Non-Binding

No public comment.

Adjournment

Vice Chair Walter Frame adjourned the meeting at 10:30am.

Notes

Minutes submitted by Will Fricke.

The Stowe Housing Task Force meets on the first and third Wednesday of each month at 9:00am.

A recording of this public meeting is available at: <https://www.stowevt.gov/HTF0>