

Agenda Summary
April 29, 2026

Agenda Item No. C-1
Other Business – Manager’s Report

FEMA Reimbursements Update: The town has received approx. \$1 million in federal reimbursements since the last update on March 11. See memo enclosed. We have collected \$2.3 million from FEMA to date, with \$791k due from FEMA and \$727k due from the state.

Public Hearing on Lamoille County Regional Plan: The regional land use plan will have a second public hearing on Tuesday 5/26 at 5:30pm.

LOCATION: LCPC Office, 52 Portland Street, 2nd Floor, Morrisville VT or Join Via Zoom at:

<https://us02web.zoom.us/j/87114651356?pwd=YwvbXFCUsxK573aIji9Fc9QcifRqmV.1>

Meeting ID: 871 1465 1356

Passcode: 318140

Phone Number: 1-(646)-558-8656 (New York)

Act 250 Notices:

No new Act 250 notices.

Minutes: Enclosed are the following minutes:

- Development Review Board – April 7, April 21
- Cemetery Commission – February 17
- Electric Commission – March 31
- Energy Committee – March 26, April 23

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

Subject: RE: Town of Stowe - FEMA Claims - 2024 Storms Status

From: Cindy Fuller <cfuller@stowevt.gov>

Subject: Town of Stowe - FEMA Claims - 2024 Storms Status

Here is the current status of FEMA Claims for 2024 Storms. We have collected \$2,325,534 from FEMA to date.

We have submitted Cemetery Road Bridge Invoices for payment, should see payment for YTD work completed in the next week.

Date	FEMA ID	Projects	FEMA Award	Town Share	State Share	State Payments	Amount Due	Federal Share	Federal Payme	Amount Due
				7.50%	17.50%			75.00%		
June 23, 2024	4816	All Other Projects	962,846	\$ 72,213	\$ 168,498	\$ -	\$ 168,498	\$ 722,135	722,135	0
	4816	Cemetery Rd. Bridge	694,493	\$ 52,087	\$ 121,536		\$ 121,536	\$ 520,870		520,870
	4816	North Hollow Rd (Putnam Forest) - Temp. Work and A&E	330,336	\$ 24,775	\$ 57,809		\$ 57,809	\$ 247,752		247,752
		Storm June	\$ 1,987,674	\$ 149,076	\$ 347,843	\$ -	\$ 347,843	\$ 1,490,756	\$ 722,135	\$ 768,621
July 10, 2024	4810	All Other Projects	761,677	\$ 57,126	\$ 133,293	\$ -	\$ 133,293	\$ 571,258	571,257	0
	4810	Stowe Hollow Rd (Graupe)	305,865	\$ 22,940	\$ 53,526	\$ -	\$ 53,526	\$ 229,399	206,459	22,940
	4810	North Rd/Dewey Hill/Clark Rd/North Hill	629,945	\$ 47,246	\$ 110,240	\$ -	\$ 110,240	\$ 472,459	472,459	0
	4810	Gold Brook Road (Sites 1, 2, 3)	217,302	\$ 16,298	\$ 38,028	\$ -	\$ 38,028	\$ 162,977	162,977	(0)
	4810	Sugarbush Lane & Sterling Valley Road	253,662	\$ 19,025	\$ 44,391	\$ -	\$ 44,391	\$ 190,247	190,247	0
		Storm July	\$ 2,168,452	\$ 162,634	\$ 379,479	\$ -	\$ 379,479	\$ 1,626,339	\$ 1,603,399	\$ 22,940
		Total	\$ 4,156,126	\$ 311,709	\$ 727,322	\$ -	\$ 727,322	\$ 3,117,095	\$ 2,325,534	\$ 791,561

	Total	North Rd/Dewey Hill/Clark Rd/North Hill	Sugarbush Lane & Sterling Valley Road	Cemetery Rd. Bridge	North Hollow Rd (Putnam Forest) - Temp. Work and A&E	Stowe Hollow Rd (Graupe)	Completed Projects
Amount Due Federal Share	\$ 791,561	0	0	520,870	247,752	22,940	-
Amount Due State of Vermont	\$ 727,322	\$ 110,240	\$ 44,391	\$ 121,536	\$ 57,809	\$ 53,526	339,819
Total Amount Due	\$ 1,518,883	\$ 110,240	\$ 44,391	\$ 642,406	\$ 305,560	\$ 76,466	\$ 339,819

Let me know if you have any questions.

Regards,
Cindy



Cindy Fuller

Finance Director.

Phone: 802-253-6140

Or: 802-253-7350 ext 2227

Email :

cfuller@stowevt.gov

P.O. Box 730

67 Main Street

Stowe VT, 05672-0730

Notice of Public Hearing

The Lamoille County Planning Commission hereby provides a Public Hearing Notice for the purpose of adopting the Lamoille County Regional Plan 2026 – 2034 as per 24 VSA §4348 (adoption of regional plans) and §4352 (determination of energy compliance). The draft 2026-2034 Lamoille County Regional Plan is in conformance with the goals established in section 24 VSA §4302, the plan elements established in section 4348a, and Enhanced Energy Planning Standards per Act 174.

The public hearings have been scheduled for:

LOCATION: LCPC Office, 52 Portland Street, 2nd Floor, Morrisville VT or Join Via Zoom at:

<https://us02web.zoom.us/j/87114651356?pwd=YwvbXFCUsxK573alji9Fc9QcifRqmV.1>

Meeting ID: 871 1465 1356

Passcode: 318140

Phone Number: 1-(646)-558-8656 (New York)

*****Same Location for both hearings listed below.**

LCPC Plan and Project Review Committee Public Hearing on draft 2026 Regional Plan

TIME: Tuesday, May 26, 2026, at 5:30pm

LCPC Board of Directors 2nd Public Hearing on draft 2026 Regional Plan

TIME: Tuesday, May 26, 2026, at 6:30pm

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Final adoption of the Regional Plan 2026 – 2034 will be determined by a vote of the Board of Directors of the Lamoille County Planning Commission (LCPC) at the May 26th, 2026, LCPC Board of Directors meeting.

The hearing is an opportunity to solicit public comment from local citizens and organizations. A copy of the Regional Plan can be found online on the LCPC Regional Plan page at <https://www.lcpcvt.org/regional-plan> or at LCPC's Office at 52 Portland Street, 2nd Floor, Morrisville, VT 05661.

Comments can be submitted via email to Meghan Rodier at meghan@lcpcvt.org or mailed to the Lamoille County Planning Commission at PO Box 1637, Morrisville, VT 05661. More information is available by contacting Meghan Rodier, Regional Planner, at 802-888-4548 or meghan@lcpcvt.org.



Lamoille County Planning Commission

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MEMORANDUM

To: Selectboard and Trustee Chairs, Planning Commission Chairs of the following municipalities:

Belvidere	Hyde Park Town	Morristown
Cambridge Town	Hyde Park Village	Morrisville
Cambridge Village	Jeffersonville	Stowe
Eden	Johnson Town	Waterville
Elmore	Johnson Village	Wolcott

Executive Directors – Chittenden County Regional Planning Commission,
Northwest Regional Planning Commission, Central Vermont Regional Planning
Commission, Northeastern Vermont Development Association

Alex Farrell, Commissioner, Dept. of Housing and Community
Development; Chair, Community Investment Board, Julie Moore, Secretary,
Agency of Natural Resources, Anson Tebbetts, Secretary, Agency of
Agriculture, Food and Markets, Joe Flynn, Secretary, Agency of
Transportation, Kerrick Johnson, Commissioner, Department of Public
Service, Eric Forand, Director, Department of Public Safety, Division of
Emergency Management, Janet Hurley, Chair, Land Use Review Board,
Lauren Hierl and Jon Groveman, VNRC, Pat Ripley, Lamoille Economic
Development Corporation, Lamoille County Town/Village
Managers/Administrators/Clerks, LCPC Board of Directors

FROM: Meghan Rodier, Regional Planner

DATE: April 24, 2026

RE: 2026 Lamoille County Regional Plan Report Update

The Lamoille County Planning Commission has drafted a revised Regional Plan for consideration by the LCPC Board of Directors to guide the county for the next eight years. A report is required by state law when considering an amendment or update to a regional plan. This report is intended to meet the statutory requirements of 24 V.S.A. §4348.

The proposed 2026 *Lamoille County Regional Plan* is consistent with the goals established in the Act and the proposed changes will not create any inconsistencies. The proposed plan is intended to be consistent with the goals established in 24 VSA §4348(b) and as such:

(A) the extent to which the plan has been implemented since adoption or readoption;

Since the adoption of the 2023 Lamoille County Regional Plan the LCPC provided direct technical assistance to municipalities to implement projects focused on housing, economic development, transportation, energy, land use, flood resiliency and water quality. Projects implemented reflect goals and policies outlined in the Regional Plan.

(B) an evaluation of the goals and policies and any amendments necessary due to changing conditions of the region;

Since the adoption of the 2023 Regional Plan, an amendment for the Enhanced Energy Plan occurred. The energy chapter was amended in July 2024 to meet the latest Act 174 requirements. The proposed 2026 Lamoille County Regional Plan included an update to goals, policies, and actions to reflect compliance with Act 181, 47, 154, and to promote flood resilient communities.

(C) an evaluation of the land use element and any amendments necessary to reflect changes in land use within the region or changes to regional goals and policies;

One of the primary drivers for the 2026 Lamoille County Regional Plan update was to comply with Act 181 and the new Act 181 mapping methodology for the Regional Future Land Use Map. Goals, policies, actions items, and terminology of future land use map categories throughout the Regional Plan were updated to comply with Act 181.

(D) priorities for implementation in the next eight years; and

-Continue to provide municipal assistance for bylaw updates, municipal planning, grant assistance, project development and management support, and other tasks. The LCPC will provide municipal assistance to achieve compatibility with the policies in this regional plan as well as with applicable state statutes.

- Update the Substantial Regional Impact criteria as necessary to meet the purpose of VT State statute, municipalities, and regional interests.

- Explore and develop alternatives to wastewater infrastructure, such as innovative wastewater treatment options and development of decentralized wastewater systems. Work with municipalities to develop community wastewater management districts serving Village/ Downtown Centers, Village Areas, and Transition Infill Areas, and/or to develop low-interest loan programs for septic repair and upgrades. Provide language to the State Environmental Protection Rules to encourage greater use of “Innovative/Alternative Systems and Products” and waterless waste treatment options.

- Support the Communications Union District’s efforts to increase infrastructure that can include broadband coverage in Lamoille County through the build-out of fiberoptic networks.

- Encourage and assist in the implementation of low-cost safety improvements such as signs, pavement markings, and educational campaigns as short-term or interim solutions to identified highway safety issues.

-Continue to provide project development/project management support to further flood mitigation projects throughout Lamoille County and foster more flood resilient communities.
-Continue to monitor housing trends in Lamoille County and participate in future updates to the Lamoille County Housing Assessment Report (Report last updated in 2024).

(E) updates to information and data necessary to support goals and policies.

The major changes to the 2026 Lamoille County Regional Plan are listed below by chapter.

Introduction/Vision Statement

- Added a section on how Health Equity and Environmental Justice is addressed throughout the Regional Plan. Noted Health Equity/ Environmental Justice Focus groups reached during public engagement. Included environmental benefits/burdens table and policies/implementation steps to mitigate disparities.
- Updated Primary Regional Plan Objectives to reflect current priorities and the 2025 Regional Plan Survey input. Themes included promoting a diversity of housing options, promoting flood resiliency and directing new growth outside flood prone areas, promoting an efficient transportation system, and supporting working lands (Rural Agriculture/Forestry) as a part of Lamoille County's thriving local economy.
- Added a section on the 2025 Regional Plan Amendment Public Engagement process.
- Included a summary of the 2025 Regional Plan Survey results.

Transportation

- Added a discussion on transportation energy burden.
- Added references to RCT's Micro-Transit Program.
- Added policies/actions around promoting an energy efficient transportation network.
- Added an action item to explore opportunities for a shared bike/ped path between Stowe and Morristown.
- Added a map including points of traffic congestion in the County.
- Updated information on Smugglers' Notch and the installation of the chicanes to reduce the number of tractor trailers getting stuck in the Notch.
- Updated the reference to the Morrisville-Stowe Airport which is now State owned.
- Updated chapter maps.

Energy

- Updated data in the "Current Energy" section of the Lamoille County Enhanced Energy Plan to comply with the latest standards per Act 174.

Telecommunications

- Worked with Lamoille FiberNet's Executive Director to update the Telecommunications chapter including reference to the Communication Union District's progress in bringing Fiber and high-speed internet to Lamoille County.

Housing

- Updated housing policies to promote a diversity of housing options including ADU's.
- Updated policies/ actions to expand housing in safer less flood prone areas.
- Updated housing strategy section/policies to comply with Act 47. Added a housing targets section to comply with Act 47 (The Home Act).
- Added in new statewide and county housing assessment report data to highlight housing characteristics.
- Added a policy and actions to promote "Healthy Homes" (safe and adequate housing options)
- Noted housing related results from the 2025 Regional Plan Survey.

Land Use/ Other Future Land Use References in the Regional Plan

- Updated future land use terminology throughout the Land Use chapter and other sections of the Regional Plan per Act 181.
- Updated the Future Land Use map per Act 181.
- Updated policies/action items to promote future development and expansion of public infrastructure in less flood prone areas.
- Noted land use related results from the 2025 Regional Plan Survey.

Water Resources

- Added reference to the Clean Water Service Providers and Act 76.
- Added a paragraph on the Tactical Basin Plans and linked to the Lamoille and Winooski River Tactical Basin Plans.
- Updated references to the Stormwater General Permit threshold.

Flood Resilience

- Updated policies/actions section to support infrastructure upgrades to reduce flooding impacts (upsized culverts/bridges)
- Updated policies/actions section to help guide future development outside the floodplain and less flood prone areas.

- Updated policies/actions section to reflect priorities and strategies from the 2025 Long-term Recovery and Resiliency Plan for the Northern Vermont Economic Development District. Strategies included expanding water/sewer infrastructure in safer, less flood prone areas to guide development out of the floodplain and promoting mutual aid agreements (equipment/resource sharing) across the County and with neighboring communities.
- Noted flooding/ flood resiliency related results from the 2025 Regional Plan Survey.
- Updated data on recent flooding events.
- Reference to Act 121, the new River Corridors legislation.
- Updated chapter maps.

Public Facilities

- Added policy language to promote adaptive re-use of underutilized or abandoned community facilities.
- Updated references to changes in local school names and School Choice.
- Updated school enrollment data.

Creation of Appendix D: Environmental Benefits/Burdens Analysis

- In accordance with Act 154 (VT Environmental Justice Law) the LCPC developed Appendix D to highlight an analysis of environmental benefits and burdens in Lamoille County.
- Appendix D highlights both a narrative and mapping analysis of environmental benefits and burdens in the County including mapping focused on Environmental Justice Focus populations, housing cost burden, geographic distribution of low-moderate income populations, and age of housing stock in relation to low-moderate income populations.
- Appendix D highlights key findings of environmental burdens, an Equity Analysis, and Regional Plan Policies and Implementation Strategies to reduce identified disparities, mitigate burdens, and ensure the equitable distribution of benefits.
- Appendix D also expands on environmental justice focus populations reached during public engagement for the Regional Plan update.

If there are questions or comments with respect to the plan or this report, please contact Meghan Rodier, Regional Planner at (802-851-6339) or meghan@lpcvt.org.



Lamoille County Planning Commission

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April 24, 2026

Description of changes to the Regional Future Land Use (FLU) map between the 2023 Regional Plan and the 2026 Regional Plan:

- The new Lamoille County Land Use Map was created through an extensive and in-depth public process. This memo documents the changes between the land use categories used in the previous 2023 Regional Plan and the proposed 2026 Regional Plan. Both the 2023 and new 2026 Regional Future Land Use Map are attached to this memo for comparison.
- The 2023 FLU map's areas planned for growth were comprised of Centers with Water and Wastewater Infrastructure, Centers without Water and Wastewater Infrastructure, and Centers with only Water Infrastructure. This largely included the designated village centers, designated downtowns, and followed town/village zoning.
- The 2023 FLU utilized three "rural" Categories. Rural and Working Lands, Working Lands in the Floodplain, and Working Lands Forest. These areas were based on the existing floodplain data that LCPC had, as well as land cover data.
- The 2026 FLU map applies the statutory land use categories established by Act 181 and listed in 24 V.S.A. §4348a. These categories are now used by all Vermont Regional Planning Commissions to create their FLU map. The 2026 FLU map identifies land use areas by integrating information from municipal plans, adopted municipal policies, and direct extensive community engagement.

Following are the key changes:

- In the 2026 FLU map, Areas planned for growth are the Downtown Centers, Village Centers, Planned Growth Areas, and Village Areas. Compared to the 2023 map these categories have expanded around many of the designated Villages and Downtowns. These categories are generally aligned with existing and planned infrastructure as well as any existing zoning that the towns have for Villages. The boundaries of these categories have been contracted and/or expanded based on local plans, future land use maps, and the municipality's vision for local growth.

- Rural areas are split into Rural General, Rural Agriculture and Forestry, and Rural Conservation subcategories, providing clearer emphasis on conservation priorities, working lands, and climate resilience.
- The Resource Based Recreation Areas have been separated out of the 2023 Enterprise area and are primarily the ski resorts and surrounding area.
- The Enterprise Areas now only include active gravel pits, industrial parks and areas planned for industrial parks. The Morristown/Stowe Airport is included in this category as the community identifies it as an Enterprise Area.
- The 2026 map added Transition Infill Areas. LCPC used “Transition” to identify a range of areas including areas around traditional village centers that have the potential for growth, but do not fit into the village center or village area categories. Transition Infill Areas were also mapped in Belvidere in the area along VT RT 118 where the town is seeing growth, but there is a lack of a civic anchor, however, it has historically been a center of growth and there is an old School House. The transition areas are considered to be places where additional planning is needed before compact growth can happen. (see discussion below for additional details related to Transition Infill Areas).
- Consistent with statute LCPC decided to outline the parcel that contains the Eden Asbestos Mine as a standalone “Asbestos Mine” area. Because of the environmental sensitivities in this area, we did not feel it fit into any other Future Land Use categories.
- The Flood Hazard Area and River Corridor have been mapped as an overlay. The area under that overlay has been mapped as the most appropriate land use category per the Act 181 Future Land Use Mapping Guidance. Much of the floodplain and river corridor run through existing working lands and villages. Those areas have been mapped to stay consistent with the surrounding mapped area.

Description of 2023 FLU map Color changes to the 2026 maps:

- Centers with Water and Wastewater Infrastructure (Purple)

- This category split into Village Centers (Dark Pink), Downtown Centers (Dark Purple), and Planned Growth Areas (Pink) for areas outside Village and Downtown centers that have the infrastructure needed for growth.
- Centers with Water Infrastructure (Red)
 - This category has been split into Village Centers (Dark Pink) and Village Areas (Light Pink).
- Centers without Water or Wastewater Infrastructure (Pink)
 - This category was split into Village Centers (Dark Pink) and Hamlets (Brown Dot).
- Enterprise (Blue)
 - This category was split into Resource Based Recreation (Pale Green) for the Ski Resorts and Enterprise (Pale Purple) for the Gravel Pits, Industrial Parks, and the Airport.
- Rural and Working Lands (Brown), Working Lands-Floodplain (Yellow), and Working Lands-Forest (Green).
 - These categories were split into Transition Infill (orange) for areas around Village Centers that have the potential for growth, Rural General (Brown) for the more residential rural areas, Rural Ag and Forestry (Green) for parcels identified as agricultural use as well as parcels in current use, and Rural Conservation (Dark Green) for parcels that are formally conserved, are protected wetlands, elevations above 2,500', and that are not in Current Use.

Future Land Use Map Transition Infill Areas

State statute includes a goal to locate at least fifty percent of new housing within Downtown and Village Centers, Village Areas, and Planned Growth Areas. Lamoille County faces significant barriers to meeting this goal based on current land use trends and existing infrastructure capacity. Many of Lamoille County's existing Downtowns and Village Centers are located in floodprone areas and therefore unsuitable for significant new housing development. Additionally, many of the existing Downtown and Village Centers face significant infrastructure limitations. Even those with water and/or sewer infrastructure face constraints such as capacity, pressure, or critical components in vulnerable locations. In order to make substantial progress toward meeting housing goals, the Region and its municipalities must consider strategic investment in infrastructure and land use tools to shift development patterns to safer, more

suitable areas. Due to these factors, the Regional Plan includes Transition/Infill Areas in the broad description of Centers to facilitate investment in infrastructure and land use policies needed to support development in safer areas less at risk to flooding. The Towns of Johnson and Cambridge include Transition Infill Areas adjacent to and between existing Village Centers. These areas depict areas where the Towns or Villages may consider land use bylaws, partner with housing organizations/developers and/or invest in infrastructure to support housing development outside the floodplain. Planning in these Transition Infill Areas is especially important due to the devastating impacts of the 2023 flood in Johnson Village, Cambridge Village, and Jeffersonville.

The mapped Transition Infill Area in Belvidere depicts an area along Route 118 that is one of the few areas of the community where housing development may occur that is not located on a steep slope, in conflict with a water resource, or subject to conservation protections. The corner of Route 109 and Route 118 is depicted as a hamlet, though the historic farmstead once located at this corner has been lost.

The Transition/Infill Area also includes the “Mountain Road Crossroads” in Stowe. This reflects the Town of Stowe’s long-term planning strategy to prevent sprawl on the Route 108 (Mountain Road) Corridor between Downtown Stowe and the Stowe Mountain Resort. This strategy involves focusing development into two designated “nodes.” These nodes are referred to as the “Mountain Road Village” (MRV) near the intersection of Route 108 and Luce Hill Road and the “Mountain Road Crossroads” (MRC) near the intersection of Route 108 and Edson Hill Road. The Town’s local zoning and sewer connection policies are designed to maintain relatively lower densities between these two nodes, and specifically between the Mountain Road Crossroads and Stowe Mountain Resort.



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April 24, 2026

As part of the Lamoille County Planning Commission's 2026 Regional Plan -Final Review submission to the Vermont Land Use Review Board to be submitted in June, 2026 the following municipalities in the County requested Tier IB status:

- Hyde Park (for North Hyde Park)
- Morristown
- Stowe

Attached please find the Tier IB Designation Area maps for the requested municipalities of Stowe, Morristown, and Hyde Park (for North Hyde Park) and the draft Lamoille County Future Land Use Map that includes Tier IB eligible Areas. The following provides a summary of the proposed Tier IB Designation Areas in Lamoille County.

North Hyde Park:

The Town of Hyde Park requested Tier IB status under Act 250 for the Village Area and the Village Center in accordance with the Act 181 future land use mapping methodology.

Morristown:

The Town of Morristown requested Tier IB status under Act 250 for the Downtown Center and Planned Growth Area in accordance with the Act 181 future land use mapping methodology.

Stowe:

The Town of Stowe requested Tier IB status under Act 250 for the majority of the Downtown Center, a minor portion of the Planned Growth Area, and the Mountain Road Village Center in accordance with the Act 181 future land use mapping methodology. This Tier IB request primarily follows either the existing Stowe Zoning District boundaries and/or sewer service area boundaries, where the Town anticipates growth in future residential and commercial development.

The Future Land Use Map depicts Downtown, Village Centers, and Planned Growth Areas that are larger than the Town of Stowe's Tier 1B request. Stowe's existing water/sewer infrastructure faces capacity limitations and other challenges. The wastewater plant has sufficient treatment capacity, but the lower village wastewater

pump station is near the end of its useful life and approaching design limits for capacity during high flow events. While Stowe is under the regulatory limit for PFOA's, it is also currently in the process of acquiring and developing a new PFOAS-free municipal drinking water source and expanding its municipal water supply. Key intersections on Route 108 also experience significant delays and unfavorable volume to capacity ratios during peak season. VTrans is designing and plans to install a signalized intersection at Luce Hill Rd/Route 108. The Town requests a partial Tier IB eligible area while it works to implement the needed upgrades to its water and wastewater systems and works with VTrans to improve transportation infrastructure. Much of Stowe's "Planned Growth Area" not included in the initial Tier 1B request contains properties subject to legacy Act250 permits.

Finally, much of the recent development in Stowe has consisted of high-end housing and/or second homes. While Stowe has long included a mix of seasonal and higher-priced housing, this trend has accelerated in recent years. Coupled with the increased density now mandated under Act 47 in areas served by municipal water and sewer, the Town is conscious of the need to use limited infrastructure capacity to support the a wider range of year-round housing types that are affordable to the community's workforce. As such, the Town of Stowe is working to implement the tools identified in its recent Housing Needs Assessment to address this concern before considering Tier IB for the full eligible area.

The Tier 1B request includes most of the Downtown and the Mountain Road Village Center. A portion of the Planned Growth Area near the southeastern terminus of the Downtown area is also included in the Tier 1B request. This area is included because it is currently served by municipal utilities and presents opportunities for redevelopment and gentle in-fill, aligned with the community's future land use objectives. While it is not currently developed at the scale that would meet the definition of a Downtown Area, it is a well-suited location for well designed, residential growth and re-development.

Similarly, the northwestern node of the Downtown FLU is not included in the Tier 1B request. This area includes portions of Mayo Farm Special Event Fields, Willie's Auto Repair Garage, Percy Park, and the Swimming Hole Athletic facility. The area is served by municipal water and sewer and connected to the sidewalk system along Mountain Road. The privately owned parcels contain existing development that is anticipated to be maintained and potentially redeveloped in the future. However, due to flood and erosion hazards, it is not an area targeted for significant new development other than appropriate redevelopment and minor infill and therefore is not included in the Tier 1B request.

For questions regarding Tier IB Requests included in the preliminary submission please see key Regional and Municipal Contacts below:

LCPC: Seth Jensen, Deputy Director, seth@lcpcvt.org, 802-851-6337
Meghan Rodier, Regional Planner, meghan@lcpcvt.org, 802-851-6339
Hyde Park: Alex Goddard, Town Administrator, alex@hydeparkvt.com, 802-888-2300
Morristown: Brent Raymond, Town Manager, braymond@morristownvt.gov, 802-888-5147
Tyler Macia, Zoning Administrator, tmachia@morristownvt.gov, 802-888-5147
Stowe: Sarah McShane, Planning & Zoning Director, smcshane@stowevt.gov, 802-253-2705

The following additional communities include mapped eligible Tier IB Areas but did not request Tier IB status as part of the preliminary review submission of the 2026 Lamoille County Regional Plan.

Elmore - eligible for Tier IB status in the Village Center where municipal water exists.

Hyde Park Village - eligible for Tier IB status in the mapped Village Center where municipal water and sewer exists.

Wolcott:

The Wolcott Planning Commission recommended that the Selectboard consider a request for Tier 1B status of the portion of the Town's Village Center area that will be served by the proposed community wastewater system and located outside of the 100-year floodplain. The Selectboard decided to delay a decision on Tier 1B designation for 1-2 years to focus on other local priorities such as completing the municipal wastewater system.

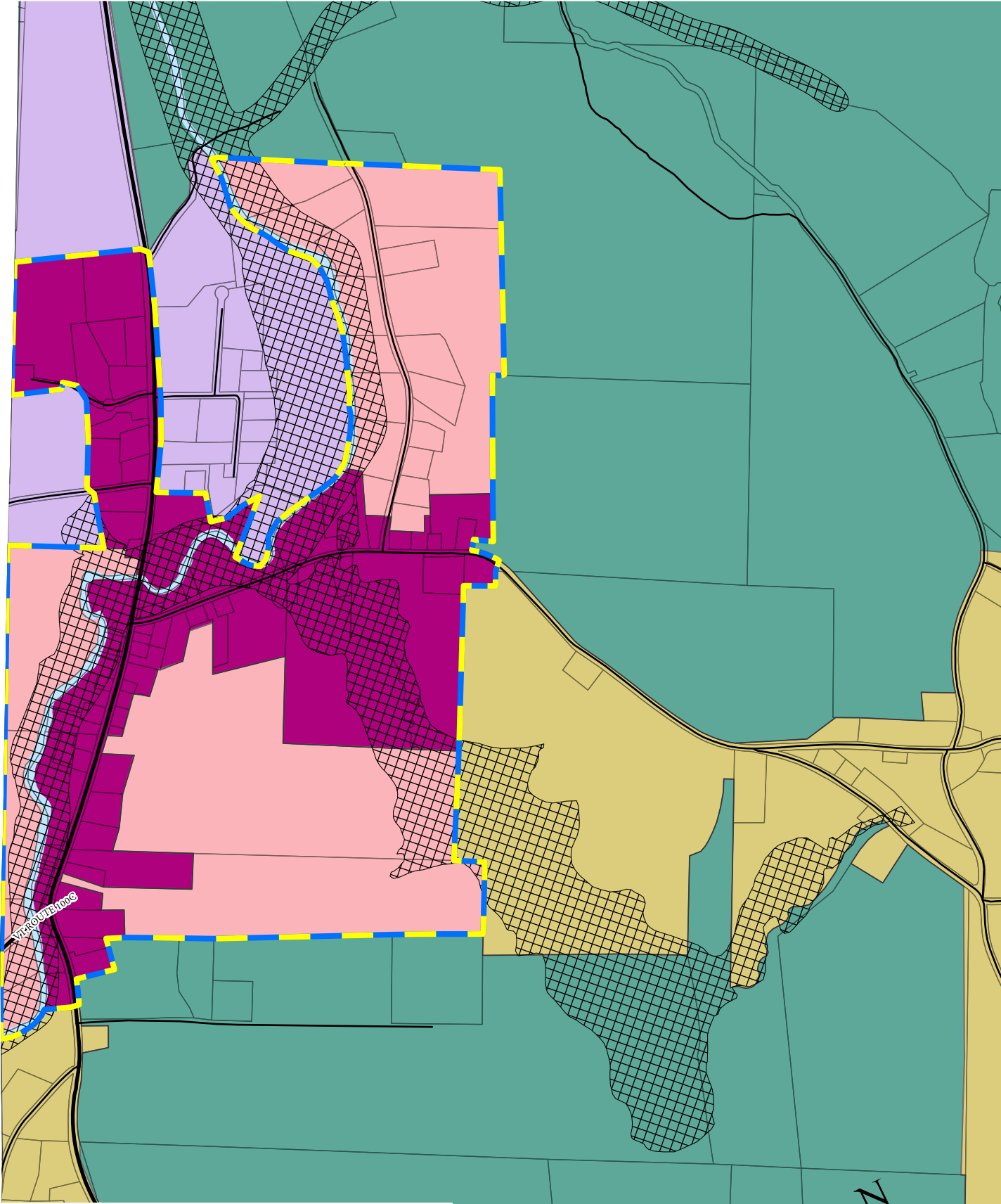
Tier IB status is based on Municipal Requests per review and approval from the Vermont Land Use Review Board. Municipalities that request Tier IB status prior to the adoption of the 2026 Lamoille County Regional Plan can have their request included as part of the LCPC's final 2026 Regional Plan submission to the Vermont Land Use Review Board. Requests beyond this point will need to be submitted to the Vermont LURB as a separate Tier IB Request. For more information on the process and guidance for submitting Tier IB requests please visit the Vermont Land Use Review Board website at: <https://act250.vermont.gov/>.

Municipal Plan Confirmation

All municipalities in Lamoille County eligible for Tier IB status as noted above have a confirmed municipal planning process and a duly adopted Municipal Plan. See planning confirmation, regional approval, and Municipal Plan adoption dates below.

RPC	County	Town/Village	Town Plan Adoption Date	Town Plan Expiration Date	Regional Approval/ Confirmation Date	Is planning process confirmed ? Yes/No
LCPC	Lamoille	Morristown	5/16/22	5/16/30	11/26/2024	Yes
LCPC	Lamoille	Morrisville	5/16/22	5/16/30	11/26/2024	Yes
LCPC	Lamoille	Johnson	12/9/24	12/9/32	1/28/25	Yes
LCPC	Lamoille	Johnson Village	12/9/24	12/9/32	1/28/25	Yes
LCPC	Lamoille	Hyde Park	12/9/25	12/9/33	2/24/26	Yes
LCPC	Lamoille	Hyde Park Village	12/9/25	12/9/33	2/24/26	Yes
LCPC	Lamoille	Eden	12/26/17	12/26/25	2/24/26	Yes
LCPC	Lamoille	Wolcott	3/21/18	3/21/26	4/24/18, scheduled for updated regional approval on 4/28/26	Yes
LCPC	Lamoille	Elmore	9/25/18	9/25/26	11/27/18	Yes
LCPC	Lamoille	Cambridge	11/8/18	11/8/26	1/28/25	Yes
LCPC	Lamoille	Cambridge Village	11/8/18	11/8/26	1/28/25	Yes
LCPC	Lamoille	Stowe	11/13/18	11/13/26	1/22/19	Yes
LCPC	Lamoille	Waterville	5/13/19	5/13/27	2/26/19	Yes
LCPC	Lamoille	Jeffersonville	6/17/19	6/17/27	9/24/2019	Yes
LCPC	Lamoille	Belvidere	9/1/21	9/1/29	10/26/2021	Yes

DRAFT North Hyde Park Future Land Use



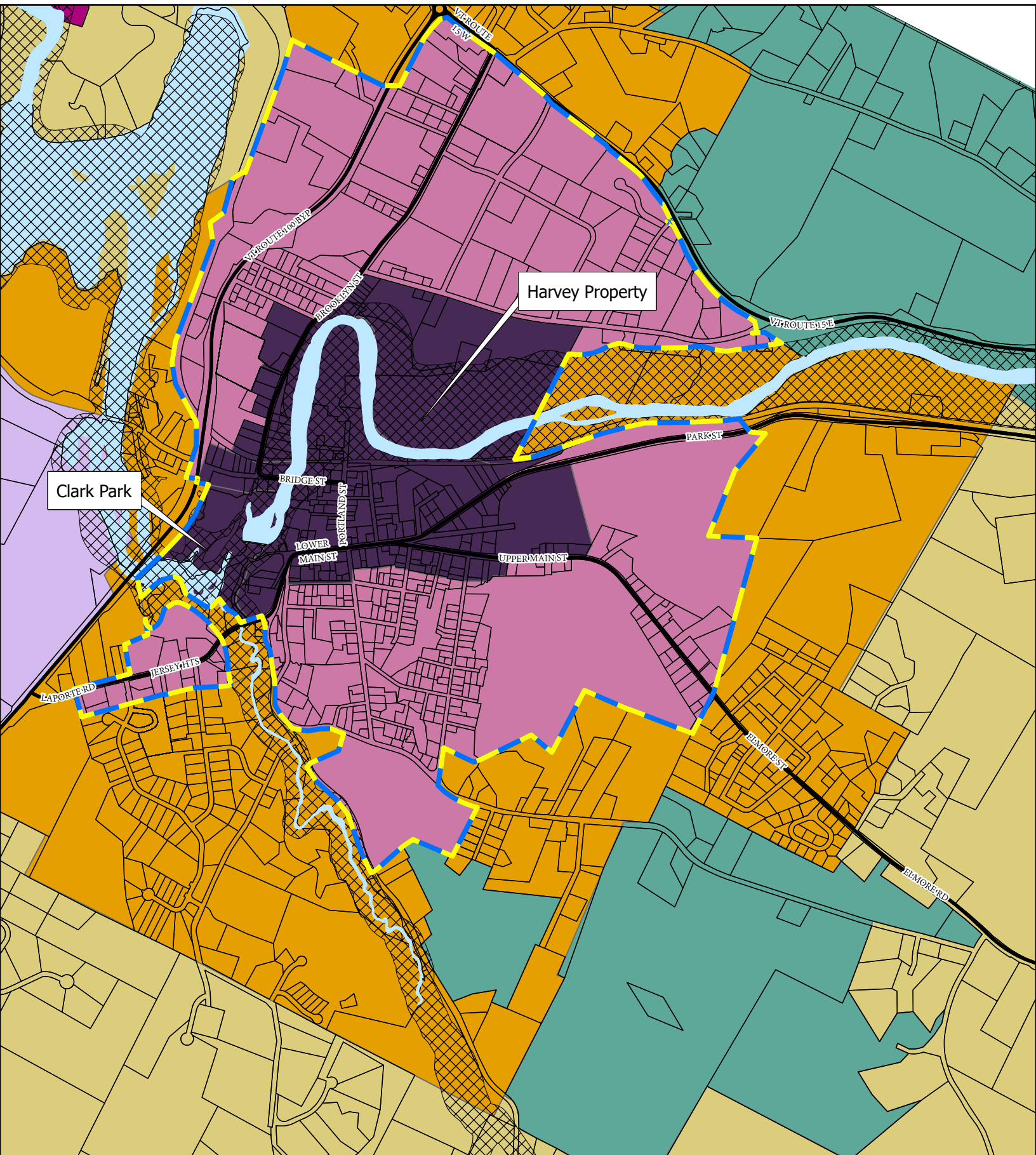
Legend

- | | | |
|---------------------------|-------------------|-----------------|
| Enterprise | Rural General | Downtown Center |
| Planned Growth Area | Special Use | Flood Overlay |
| Rural Ag and Forestry | Transition Infill | Hamlets |
| Resource Based Recreation | Village Area | Surface Water |
| Rural Conservation | Village Center | Tier 1B Opt-In |

0 0.13 0.25 0.5 Miles

Future Land Use layers were digitized by LCPC staff in 2025. Staff coordinated with Town Selectboards, Planning Commissions and Village Trustees. This map is for planning purposes only and not for regulatory use.

DRAFT Morrisville Future Land Use



- | | | |
|---------------------------|--------------------|-----------------|
| Enterprise | Rural Conservation | Village Area |
| Planned Growth Area | Rural General | Village Center |
| Rural Ag and Forestry | Special Use | Downtown Center |
| Resource Based Recreation | Transition Infill | LC_FloodOverlay |

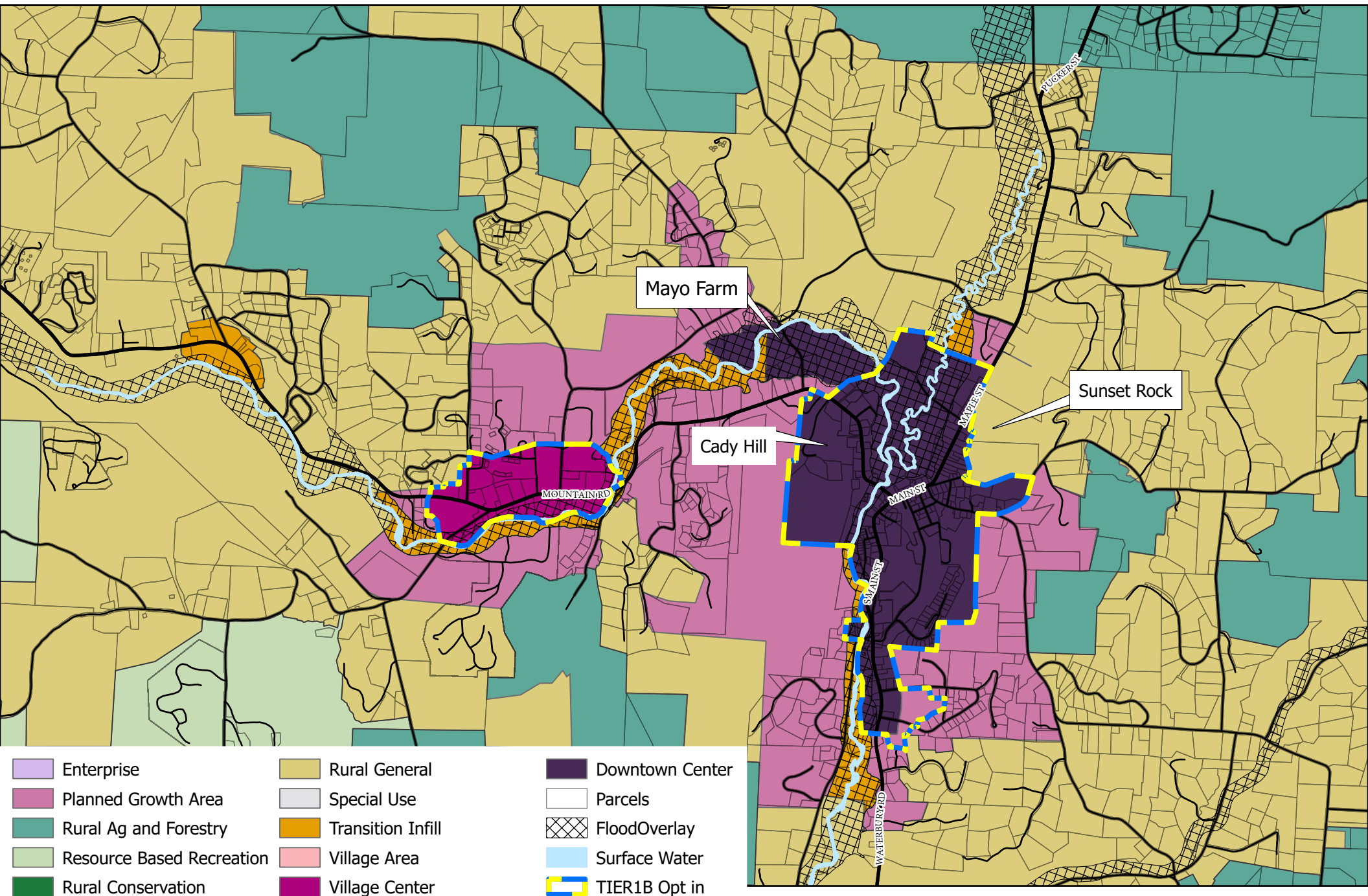
- LC_Hamlets
- Surface Water
- Tier 1B Opt-In

0 1,000 2,000 Feet

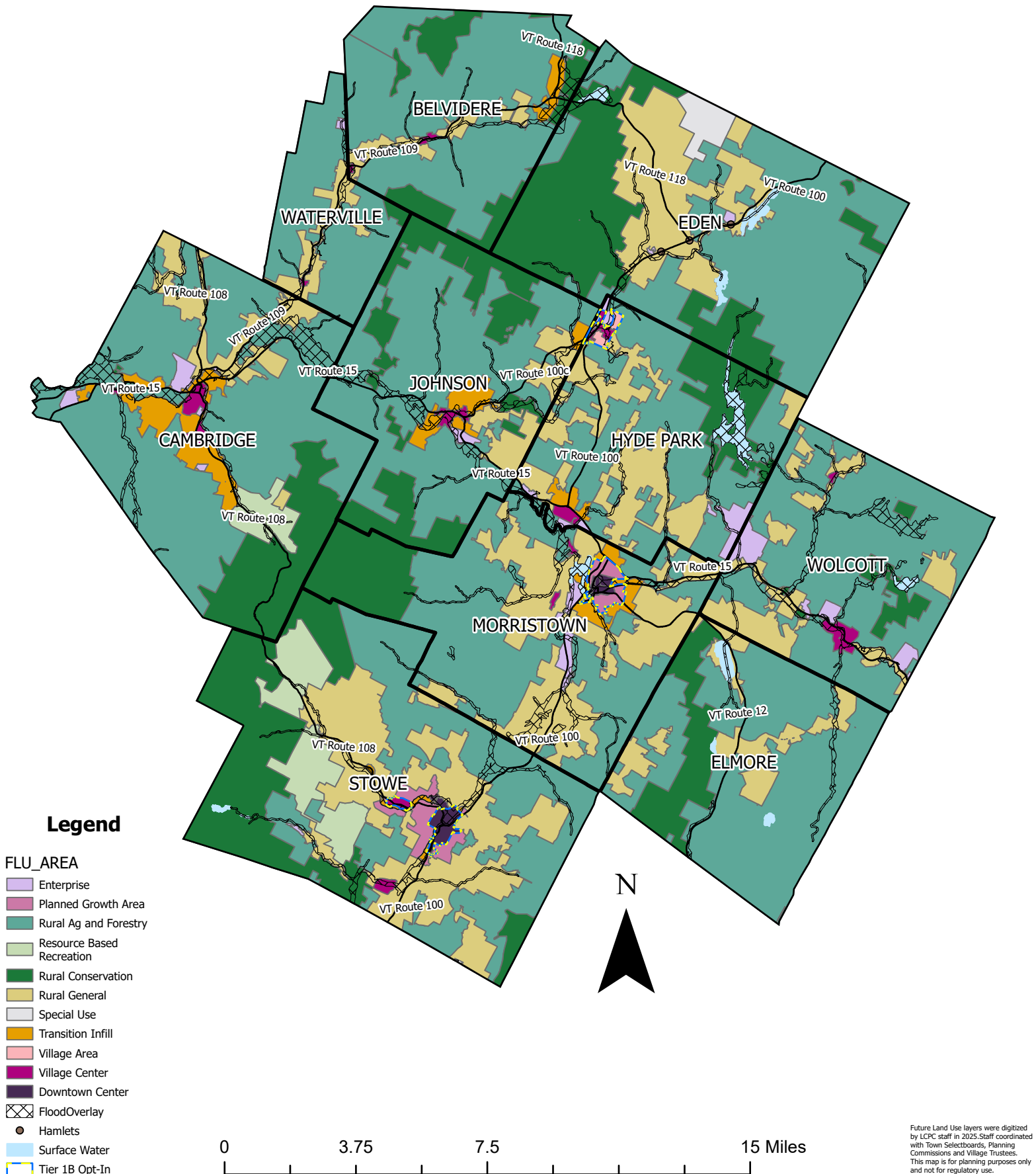


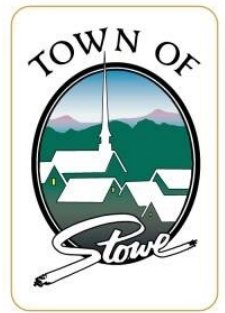
Future Land Use layers were digitized by LCPC staff in 2025. Staff coordinated with Town Selectboards, Planning Commissions and Village Trustees. This map is for planning purposes only and not for regulatory use.

DRAFT Stowe Future Land Use



DRAFT Lamoille Future Land Use





**Town of Stowe
Development Review Board
Meeting Minutes – April 7, 2026**

A regular meeting of the Development Review Board was held on Tuesday, April 7, 2026, starting at approximately 5:00 pm. The meeting was held at the Stowe Town Office with remote participation using the “Zoom” application.

Members Present: Drew Clymer, Mary Black, Patricia Gabel, David Kelly, Alternates Scot Baraw and M. Diender.

Staff Present: Sarah McShane- Planning and Zoning Director, Kyle Hansen – Deputy Zoning Administrator, and Kayla Hedberg- Planning & Zoning Assistant

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

Meeting Chair Clymer called the meeting to order at approximately 5:00pm.

Project #: 7782

Owner: 782 Mountain Rd Realty LLC

Tax Parcel #: 07-034.000

Location: 782 Mountain Rd

Project: Request for Work Extension

Zoning: HT/FHD

D. Clymer opened the hearing for Project 7782. Aaron Stewart, from Stewart Construction, was present for the applicant. D. Clymer swore in all parties at approximately 5:01pm

A. Stewart requested a one-year extension of the construction schedule for the 24 townhouses due to wetlands delineation issues that delayed the issuance of stormwater permits.

D. Kelly motioned to close the hearing. M. Black seconded the motion. The motion passed unanimously.

Project #: 7772

Owner: Robert and Mary McNamara

Tax Parcel #: 15-042.200

Location: 512 Billings Hill Rd

Project: Construction of New Garage and Existing Garage Renovation

Zoning: RR5/RHOD

D. Clymer opened the hearing for Project 7772. Blake Cote and Steve Sisler, from Sisler Builders, were present for the applicants. D. Clymer swore in all parties at approximately 5:05p.m.

B. Cote explained that the proposed project consists of a new three-bay garage addition and conversion of an existing two-bay garage into living space. The driveway will be reduced in size, and the lighting meets the dark-sky-compliant regulations. B. Cote noted that six trees would need to be removed.

D. Clymer questioned the view analysis. B. Cote noted that the addition in 2020 did not require DRB review because the Zoning Administrator at the time determined it was not visible from public vantage points. He clarified that the proposed garage addition will not be visible from downhill views.

50 P. Gabel asked what trees would be removed. B. Cote explained that six trees are between the pond,
51 driveway, and house.

52
53 D. Clymer continued to review the site development standards, asking about impervious surface
54 reduction, stormwater management, and environmental protection measures. B. Cote explained that an
55 existing portion of the driveway would be revegetated, reducing the impervious surface area. S. Sisler
56 explained that they would use silt fencing and hay bales during construction.

57
58 P. Gabel questioned what protection measures would be utilized on site to ensure only the identified trees
59 would be cleared. B. Cote explained that they would flag the trees to be cut and leave the rest. He also
60 noted that they would replant with blue spruce trees. B. Cote confirmed the project complies with
61 applicable standards regarding wetlands and wildlife habitats.

62
63 B. Cote explained that the light fixtures are dark-sky-compliant and asked for clarification regarding the
64 total lumens. K. Hansen explained that the total lumens are calculated using the developed square footage
65 within the building envelope.

66
67 M. Black motioned to close the hearing. D. Kelly seconded the motion. The motion passed unanimously.

68
69 **Project #: 7713**

70 **Owner: Stowe Ridge LLC**

71 **Tax Parcel #: 07-074.000**

72 **Location: 1386 Pucker St**

73 **Project: 3-lot Subdivision and Change of Use**

74 **Zoning: RR2**

75
76 D. Clymer opened the hearing for Project 7713. Tyler Mumley, Matthew Staab, Dave Cacciamani, and
77 Liz Connely were present for the applicant. Interested persons present included Lee Hunter, Rick
78 Rancourt, Lisa Bernat (represented by Attorney Hans Huessy). D. Clymer swore in all parties at
79 approximately 5:15 p.m.

80
81 Lee Hunter Rick Rancourt Hans Huessy (representing Lisa Bernat)
82 PO Box 1364 105 Westview Heights Dr 275 College St PO Box 30
83 Stowe, VT 05672 Stowe, VT 05672 Burlington, VT 05401 Hopedale MA, 04032

84
85 T. Mumley explained that this would be a two-part application involving a change of use from a lodging
86 facility to residential use and a subsequent subdivision into three lots. He further explained that the
87 existing non-conforming use will be eliminated, with the main building becoming a residential dwelling,
88 and three of the five cabins will be converted into an accessory dwelling unit. Cabins four and five would
89 remain as non-residential accessory buildings. T. Mumley noted that the existing driveway will be
90 removed and that they have obtained a state permit for a new shared access driveway.

91
92 D. Kelly questioned if there would be separate applications for the change of use. S. McShane clarified
93 that the projects are occurring simultaneously. The subdivision component would create three residential
94 lots exceeding two acres each, contingent upon completion of the change of use to meet zoning
95 requirements.

96
97 L. Hunter asked if the right-of-way through Lot 2 would affect the lot width. T. Mumley explained that
98 the regulations do not exclude the driveway area from lot size calculations and confirmed that the 10-foot
99 setback for the driveway would be met.

100
101 D. Clymer asked about the pool house. T. Mumley confirmed that the pool house and pool would be
102 removed to conform with setbacks.

103
104 D. Clymer sought clarification about cabins one through three becoming the accessory dwelling unit. T.
105 Mumley explained that Cabins one through three will be combined into a single accessory dwelling unit
106 of approximately 1,443 square feet, representing just under 50 percent of the primary dwelling's size of
107 2,887 square feet. D. Cacciamani confirmed, if necessary, that the design can be adjusted further to ensure
108 compliance.

109
110 M. Black questioned what would happen to the remaining cabins. M. Staab expressed willingness to
111 remove kitchens and possibly bathrooms if required to ensure compliance. M. Staab noted that he had no
112 intent to use these structures as residences and intended to use them as storage space.

113
114 A. Volansky expressed concerns about the cabins remaining within the setbacks.

115
116 T. Mumley and L. Connely explained that the nonconforming use of lodging is being eliminated, bringing
117 the property into compliance. However, some structures remain nonconforming due to the setbacks. T.
118 Mumley noted that nonconforming use and nonconforming structures are independent of each other.

119
120 D. Clymer asked about water and wastewater. T. Mumley explained that the septic is based on a
121 previously permitted but unused design. Lot 3 will have an easement over Lot 2 for the leach field.
122 Drilled wells are proposed for Lot 2 and Lot 3 and Lot 1 will remain the same. D. Clymer questioned the
123 trenches. T. Mumley further explained that there are four trenches each for Lot 2 and Lot 3.

124
125 D. Clymer wanted confirmation that the lots would be accessed via the new shared driveway off Route
126 100. T. Mumley confirmed that access would be off Route 100 with no access via Westview Heights.

127
128 D. Clymer questioned the soil composition, agricultural value, and tree removal. T. Mumley noted limited
129 agricultural viability with a six out of seven-soil rating. He further explained that the property was
130 historically used for commercial purposes and the proposed development is consistent with zoning intent.
131 T. Mumley explained that significant perimeter vegetation would remain along the property boundaries.
132 He further explained that there are trees in the leach field on Lot 2 and around the pond that need to be
133 removed. He noted that the utility company had recently removed some trees. T. Mumley noted that Lot 1
134 is well screened, Lot 2 will have additional evergreen trees along Route 100 and the northern boundary,
135 and Lot 3 would have evergreens along the eastern boundary and hardwood plantings near Westview
136 Heights.

137
138 L. Hunter expressed concerns relating to screening along the property line and stated that he would not
139 want large evergreens to be planted along the property line and would prefer lower profile trees.

140
141 S. McShane asked that trees to remain be identified by species on the site plan. T. Mumley agreed to
142 revise plans accordingly.

143
144 R. Rancourt expressed concerns about balancing privacy and screening versus preserving mountain
145 views.

146
147 D. Clymer asked about traffic impacts and access management. T. Mumley explained that there would be
148 an increase of one trip per peak hour. He further explained that the existing driveway will be abandoned

and revegetated.

No comments were received from town departments, and no concerns were raised regarding municipal services. The lots are described as generally rectangular, and the building envelope complies with setback requirements. T. Mumley confirmed that the driveways are designed to meet Stowe Fire Department guidelines and that no comments were received from the fire department. The width of the driveway will be 12 feet.

M. Black asked about existing parking. T. Mumley explained that parking spaces were added to demonstrate compliance with minimum parking requirements for the primary dwelling and accessory dwelling unit. He further explained that the existing gravel area will remain largely unchanged, and the proposed driveway will connect from the north and integrate into the existing gravel loop.

P. Gabel questioned why there was no additional landscaping, and D. Clymer noted concerns about the commercial parking feel. T. Mumley and M. Staab acknowledged that the gravel area may be oversized for residential use and would be open to reducing or modifying it.

T. Mumley explained that there will be a shared maintenance agreement and clarified that the septic systems are not shared. However, Lot 3 will have an easement over Lot 2 for the leach field.

S. McShane explained that the property originates from a late 1980's subdivision (1987-1988) creating three lots. The current proposal further subdivides to create two additional lots. For subdivisions exceeding four lots, the DRB may require open space.

L. Hunter questioned whether the prior subdivision approval included restrictions. K. Hansen indicated he did not identify any but could research further.

D. Clymer asked about stormwater management, erosion control measures, and site drainage. T. Mumley explained that the disturbance area is less than a half-acre. He further explained that an impervious surface increase less than a half-acre does not trigger a full stormwater permitting, and land disturbance greater than a half-acre triggers erosion control requirements. He noted that the site is well drained with stormwater handled via sheet flow and natural filtration, draining toward Route 100.

Attorney H. Huessy, representing L. Bernat, presented his concerns. He explained that this proposal is substantially similar to a previously denied application, noting that under Vermont's doctrine of successive applications re-submissions, of materially similar proposals should not be reconsidered, and claimed the current application is essentially the same project with only minor changes. Next, he pointed out that the density may be greater in the current proposal. He also noted that a draft survey was made available shortly before the hearing and was concerned about the extremely tight dimensional compliance, and asked for the opportunity for independent verification.

H. Huessy noted concerns about screening along the eastern property boundary, requesting preservation of existing trees, replacement of removed or dying trees, and evergreen plantings for year-round screening. T. Mumley agreed that trees on the property will remain where possible and removed trees can be replaced. M. Staab noted that some large white pines are proposed for removal due to age and potential hazard to nearby structures.

H. Huessy noted that the project includes three primary homes and three accessory dwelling units, arguing that this level of development should trigger open space requirements and that the site is too

small to accommodate meaningful open space.

M. Black asked if open space is triggered by lots or units. S. McShane explained that open space requirements may depend on number of lots created, not total units. Citing that open space may be required when total lots exceed a threshold greater than four lots. However, this is discretionary.

D. Clymer asked if the prior wastewater permit is in effect. T. Mumley explained that they will need to obtain an amended permit to reflect the updated project scope and will be applied for after DRB approval.

H. Huessy expressed concerns about increased density compared to historic expectations and frustrations over repeated applications, which he stated feels like harassment.

L. Connely explained that the proposal is not a successive application because it changes from commercial to residential use, it eliminates use of a previously proposed access road, and the project complies with current density regulations.

D. Kelly made a motion to enter deliberative session. M. Black seconded the motion. The motion passed unanimously. The Board entered deliberative session at approximately 7:04 p.m.

P. Gabel made a motion to return from deliberative session. D. Kelly seconded the motion. The motion passed unanimously. The Board returned from deliberative session at approximately 7:24 p.m.

D. Clymer requested clarification on screening expectations, referencing prior input from L. Hunter and R. Rancourt. It was suggested that they consult directly with neighbors to determine appropriate screening solutions.

T. Mumley asked about the expectations for cabins four and five. A. Volansky noted that the cabins currently meet the definition of a dwelling and need additional information to prove they will not be used in the future.

M. Black motioned to continue the hearing to May 19, 2026. M. Diender seconded the motion. The motion passed unanimously.

T. Mumley asked about the open space requirement. D. Clymer indicated that it would be discussed in deliberative session and clarified later if it becomes a requirement.

Approval of Minutes:

S. Baraw motioned to approve the meeting minutes from March 17, 2026. M. Black seconded the motion. The motion passed unanimously.

Other Business:

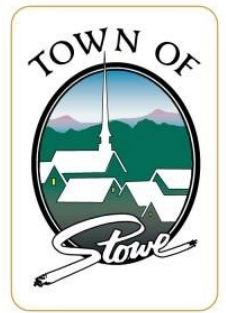
A. Volansky suggested tabling the rules of procedure discussion to May 5th.

M. Black motioned to adjourn. P. Gabel seconded the motion. The motion passed unanimously.

Respectfully Submitted,
Kayla Hedberg

Town of Stowe
Development Review Board
Meeting Minutes – April 21, 2026

Development Review Board
Drew Clymer, Chair
Andrew Volansky
David Kelly
Thomas Hand
Peter Roberts
Mary Black
Patricia Gabel



A regular meeting of the Development Review Board was held on Tuesday, April 21, 2026, 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: David Kelly, Mary Black, Patricia Gabel, Andrew Volansky, and Alternates Scott Rank, Chip Dillon, and M. Diender (present via Zoom).

Staff Present: Kyle Hansen – Deputy Zoning Administrator, and Kayla Hedberg- Planning & Zoning Assistant

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

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

Project #: 7778

Owner: WH Stowe LLC

Tax Parcel #: 07-021.000

Location: 27 Outbound Way (formerly 876 Mountain Rd)

Project: Seasonal Wedding Tents

Zoning: HT/FHD

D. Kelly opened the hearing for Project 7778. Maggy Dunphy from Outbound Stowe was present for the applicant. D. Kelly swore in all parties at approximately 5:01p.m.

Additional information was submitted at the beginning of this meeting, including fire department comments, a revised narrative, an emergency access plan, tent specifications, and a lighting plan.

M. Dunphy presented the application on behalf of the applicant. The proposal is to install two seasonal tents in the lower meadow, including a primary event tent and a catering tent, for use between May 18 and November 2. Approximately seven weddings are planned for the season, with events ending at 10:00p.m. Most events will involve full property buyouts with guests staying onsite. Additional smaller events may occur on a limited basis.

M. Dunphy further explained that they would have onsite staffing, including members of the management staff, third party catering, and temporary equipment such as portable toilets, lighting, and generators, noting that all temporary equipment will be removed following the events.

D. Kelly reviewed compliance with applicable zoning and overlay district standards. The proposed tents meet the height, setback, and duration requirements for temporary structures.

C. Dillon asked for clarification regarding the meeting with Assistant Fire Chief S. Reeves. M Dunphy explained that S. Reeves recommended adding a secondary emergency access point to the plan during their visit.

D. Kelly asked what the small pop-up events might be. M. Dunphy explained that occasional smaller

community-oriented events such as watch parties or markets may also occur.

D. Kelly expressed concerns regarding potential noise impacts on neighboring properties. M. Dunphy explained that members of staff and management will be present to help control noise.

M. Diender questioned whether neighbors had been notified. Particularly in light of past noise complaints associated with similar venues. M. Dunphy explained that she had sent out the abutter notice to neighboring properties. She further explained, events will end by 10p.m. M. Dunphy reiterated that she is amendable to incorporating any requirements necessary to ensure noise compliance.

M. Dunphy noted that the music would be inside the tent. S. Rank verified that the tent would have walls.

D. Kelly asked about circulation and parking. M. Dunphy explained that impacts are expected to be minimal, noting that most event attendees would be staying onsite, reducing external traffic. The on-site restaurant would be closed during events, and staff would park off-site.

D. Kelly reviewed environmental considerations, including flood hazard compliance, lighting, and visual impacts. M. Dunphy explained that no permanent structures or materials would be located within the flood areas and that temporary equipment would be removed at the end of every event. M. Dunphy noted that portable toilets will be placed above the 716-foot flood elevation. Lighting will consist of existing fixed features supplemented by temporary solar path lights designed to minimize impact. Utilities will be provided by a temporary generator, which will be removed after each event.

Flood hazard compliance was further discussed, M. Dunphy clarified that the tents would be installed by Vermont Tent Company. M. Dunphy confirmed that they had contingency plans to move events indoors or dismantle tents if necessary if severe weather was anticipated. These decisions would be made 24 hours in advance. S. Rank questioned where the catering staff would be relocated indoors in the event of inclement weather. M. Dunphy explained that the restaurant kitchen would be available or the catering kitchen in Birchwood Hall.

C. Dillon asked for clarification regarding comments provided by the state fire marshal regarding the tent and cooking. M. Dunphy confirmed cooking would not occur within the main event tent, but rather in a separate tent. S. Rank questioned how far the cook tent would be from main tent. M. Dunphy was unsure of that measurement.

M. Diender brought up concerns about noise conditions.

P. Gabel made a motion to enter deliberative session. A. Volansky seconded the motion. The board entered deliberative session at approximately 5:54p.m.

P. Gabel made a motion to exit deliberative session. A. Volansky seconded the motion. The board entered deliberative session at approximately 6:02p.m.

D. Kelly informed M. Dunphy that compliance with established noise standards, consistent with those applied to similar venues, will be included as conditions of approval. M. Dunphy indicated agreement with these conditions and will provide a means of communication for neighbors.

M. Black made a motion to close the hearing. M. Diender seconded the motion. The motion passed unanimously.

Project #: 7779

Owner: Neil and Kimberley Wheaton

Tax Parcel #: 11-114.020

Location: 431 Majestic Heights

Project: 24x36 Equipment Shed

Zoning: RR5/RHOD

D. Kelly opened the hearing for Project 7779. Hannah Wingate and Neil Wheaton were present for the applicant. D. Kelly swore in all parties at approximately 6:05p.m.

H. Wingate presented the proposal to construct a 24x36 equipment shed on Lot 2, accessory to an existing single-family home on Lot 3, including relocation of a detention pond, and modifying the emergency pull-off.

P. Gabel questioned whether adding this building would affect the future development of the property. K. Hansen explained that future development on Lot 2 would not be restricted.

S. Rank, D. Kelly, and P. Gabel questioned the relocation of the stormwater pond. H. Wingate explained that the stormwater pond would be relocated slightly and reshaped to minimize disturbance, and that modifications were driven by site constraints.

After a brief discussion, the Board determined that the application does not constitute an amendment requiring application of the Stowe Club test and will be reviewed on its merits.

D. Kelly asked H. Wingate to discuss the relocation of the emergency pull-off. H. Wingate explained that she had a conversation with Assistant Fire Chief S. Reeves, and he indicated no concerns provided the fire department standards were met and requested a post-construction inspection.

C. Dillon questioned whether the area would remain an unobstructed pull-off, or if S. Reeves had mentioned it. H. Wingate noted that this item was discussed. A. Volansky recommended that a no parking sign be posted in front of the building.

D. Kelly reviewed site visibility under the ridgeline and hillside overlay standards. H. Wingate identified multiple public vantage points and provided analysis demonstrating that the structure would not be visible due to the existing tree cover and topography.

A. Volansky and P. Gabel questioned whether the trees used for screening are under the applicant's control. H. Wingate confirmed that the relevant canopy areas are located on the subject property and that the trees will remain and provide ongoing screening.

D. Kelly questioned stormwater and site stabilization measures. H. Wingate explained the proposal includes relocation of the detention pond, use of rooftop disconnection systems, and compliance with state and local stormwater standards. H. Wingate further explained that the previously approved detention pond would be relocated downslope and slightly reshaped to reduce encroachment on the riparian buffer. H. Wingate noted that the revised system matches the existing discharge rates for the two-year storm event. S. Rank requested submission of the state stormwater permit and supporting documentation.

D. Kelly asked H. Wingate to discuss impacts on natural and scenic features and wildlife habitats. H. Wingate stated that impacts were minimized through compact design and use of retaining walls. She further noted that the limits of disturbance will be staked out prior to construction to minimize disturbed

149 areas. D. Kelly questioned the impact on the riparian buffer. H. Wingate explained that minor grading
150 within the riparian buffer would be unavoidable.

151
152 D. Kelly requested that H. Wingate provide more detailed materials relating to stormwater permits and
153 supporting calculations.

154
155 M. Black made a motion to continue the hearing to May 19, 2026. P. Gabel seconded the motion. The
156 motion passed unanimously.

157
158 **Approval of Minutes:**

159
160 M. Black made a motion to approve the meeting minutes from April 7, 2026. P. Gabel seconded the
161 motion. The motion passed unanimously.

162
163 **Other Business:**

164
165 M. Black made a motion to adjourn. P. Gabel seconded the motion. The motion passed unanimously.

166
167 Respectfully Submitted,
168 Kayla Hedberg
169 Planning and Zoning Assistant



STOWE ELECTRIC DEPARTMENT
435 Moscow Rd

Board of Commissioners' Meeting
March 31, 2026, at 8:30 am

IN ATTENDANCE:

Commission Members: Larry Lackey, Chair; Sara Teachout, Vice-Chair; and Mark Gilkey, Commissioner

Staff Members: Jackie Pratt, General Manager; Brent Lilley, Director of Operations; Sarah Juzek, Director of Finance; Michael Lazorchak, Manager of Regulatory Compliance; Marina Dosch, Business & Communications Manager; and Amber Ives, Clerk of the Board

Guests: Ken Stambler, Senior Director of Energy Procurement (ENE) & Robert Kasle, Senior Vice President, Wholesale Energy (ENE)

Via Zoom: Michelle Coscia, Manager Market Operations (ENE) & Christina Beaudry, Vice President of Financial Operations (ENE)

CALL TO ORDER:

L. Lackey called the meeting to order at 8:36 am.

AGENDA APPROVAL:

J. Pratt informed the Board of Commissioners that Agenda Item #9 (Approve Flatland Solar Power Sales Agreement) was not ready for approval and that Stowe Electric would bring it back to the Board of Commissioners next month.

M. Gilkey moved to approve the agenda as modified. S. Teachout seconded the motion, and all were in favor.

APPROVAL OF MEETING MINUTES:

The Board of Commissioners moved to approve February 24, 2026, and March 6, 2026, Board of Commissioners' meeting minutes. All were in favor and the motion carried.

ANNUAL POWER SUPPLY OVERVIEW:

K. Stambler and R. Kasle of Energy New England (ENE) presented on:

A. The ISO-NE market structure and how Stowe Electric Department buys power:

- Entitlement in several projects through the State
- Long-Term Power Purchase Agreements (PPA) from non-emitting resources
- Short-Term bilateral transactions
- Daily scheduling of the load in the Day-Ahead market
- Real time settlement of actual load and resources versus the Day-Ahead market

B. Key risks in New England's electricity markets

C. Tools and strategies for managing risk:

- Financial hedging
- Operational flexibility
- Robust forecasting
- Regulatory awareness

D. Case examples and emerging trends in the electricity market

E. Non-Emitting Power Purchase Agreement Opportunities:

- Boott Mills Hydroelectric
- Vineyard Wind

K. Stambler, R. Kasle, M. Coscia and C. Beaudry left the meeting at 9:45 am.

2nd QUARTER FINANCIALS:

S. Juzek provided the Board of Commissioners with an overview of the combined first and second quarter financials and informed the Board of Commissioners that through the first six months of fiscal year 2026, SED's financial performance is below budget.

In addition, S. Juzek notified the Board of Commissioners that based on current market projections, ENE forecasts SED will end the fiscal year approximately 8.2% over budget for purchased power, though this estimate remains subject to market volatility.

SED staff and the Board of Commissioners discussed the need to file for a rate adjustment due to current market trends, rate analysis, and increased ancillary service costs. SED staff informed the Board of Commissioners that SED planned to file a rate case with the Public Utility Commission (PUC) no later than June 15, 2026, to implement new rates by August 1, 2026.

L. Lackey expressed that he wanted SED staff to ensure the rate requested was reasonable and not inflated due to a 'worst-case' scenario forecast.

J. Pratt ensured the Board of Commissioners that SED would request a rate as accurately as possible based on rate analysis, market trends, and forecasting. J. Pratt affirmed that SED's goal as a municipal utility is to provide the best service at a fair price for its customers.

SED staff and the Board of Commissioners also discussed the process and timing of rate cases within the PUC's structure.

APPROVE UNION BANK AUTHORIZED PERSONNEL:

J. Pratt advised the Board of Commissioners that SED's policy requires two signatures on checks valued at \$10,000 or greater, and that there are currently three authorized signers for this purpose.

J. Pratt reported that due to organizational restructuring and preparation for L. King's upcoming retirement, M. Dosch should be appointed as an Authorized Signer on Stowe Electric's Union Bank account in place of L. King.

S. Teachout moved to remove Lily King from the Union Bank checking account and to replace her with Marina Dosch as an authorized signer on the account. M. Gilkey seconded the motion, there was no further discussion, and all were in favor.

CONFIRMATION OF VERMONT PUBLIC POWER SUPPLY AUTHORITY (VPPSA) BOARD PRIMARY AND ALTERNATE REPRESENTATIVES:

J. Pratt informed the Board of Commissioners that SED has designated representatives who are able to participate in VPPSA Board of Directors meetings on behalf of the utility, and that C. Newman was previously the alternate. Due to C. Newman's departure from SED, J. Pratt recommended that S. Juzek become the alternate representative.

L. Lackey moved to appoint Jackie Pratt as Stowe Electric's Primary Representative and Sarah Juzek as its Alternate Representative to the VPPSA Board of Directors. M. Gilkey seconded the motion, and all were in favor.

PROCUREMENT POLICY UPDATE:

J. Pratt notified the Board of Commissioners that SED staff are recommending minor edits to SED's current Procurement Policy in order to streamline processes and benefit workflow. J. Pratt informed the Board of Commissioners that changes include:

- Exemption to the Request for Proposal (RFP) for the purchase of vehicles and heavy equipment
- The addition of a category specific to loans and borrowing.
- Clarification that 'services' includes Information Technology (IT) and weight needs to be given to other considerations other than just price when purchasing these services.
- Updates to the authorized credit card holders
- Updating the dollar thresholds in the policy to align with current market rates

The Board of Commissioners and staff discussed further modifications and revisions to the policy.

J. Pratt informed the Board of Commissioners that Staff would revise the policy per the discussion and bring it back for approval at the next Board of Commissioners meeting.

EQUIPMENT LOAN:

The Board of Commissioners and Staff discussed taking out one loan for the purchase of 2026 capital plan approved equipment.

M. Gilkey moved to authorize the General Manager to borrow \$240,204.12 at 4.5% for five years through Union Bank to finance the purchase of an excavator, chipper, truck with chipper body, and All-Terrain Vehicle (ATV) as approved in the 2026 capital plan. M. Gilkey further moved to authorize a sole-source procurement process for the purchase of these vehicles. S. Teachout seconded the motion and there was no further discussion. All were in favor and the motion was unanimously approved.

GENERAL MANAGER HIGHLIGHTS:

J. Pratt and the Board of Commissioners discussed:

- SED's tariffs, large load accommodation, and the PUC process
- SED's designation as a "Reliable Public Power Provider" by the American Public Power Association (APPA). J. Pratt notified the Board of Commissioners that SED is the first utility in Vermont to receive this designation.
- The Department of Public Service' investigation into the overall health of Vermont's municipal distribution utilities
- The approval of the United States Department of Agriculture (USDA) Powering Affordable Clean Energy (PACE) grant paperwork.
- Annual Performance Reviews
- The Department of Homeland Security's (DHS) Cybersecurity and Infrastructure Security Agency (CISA) Risk and Vulnerability Assessment (RVA)
- DPS support of SED's proposed Time of Use (ToU) and Electric Vehicle (EV) tariffs

M. Lazorchak left the meeting at 9:45 am.

B. Lilley left the meeting at 9:52 am.

OTHER BUSINESS:

J. Pratt notified the Board of Commissioners that the Federal Energy Regulatory Commission (FERC) recently issued an order related to Return on Equity (ROE) for New England Transmission Owners (NETO) related to a case initiated in 2011.

J. Pratt informed the Board of Commissioners that the recent order establishes a lower ROE (9.57%) and requires refunds to be issued, with interest, to transmission customers for a portion of costs incurred since 2011. J. Pratt explained that as distribution utilities in Vermont have an ownership stake in Vermont Electric Power Company (VELCO), it is fair to assume that Vermont distribution utilities will see an increase in transmission costs because of this ruling. J. Pratt advised the Board of Commissioners that VELCO is still evaluating the detailed financial impacts of the FERC order, and that VELCO is actively working with NETO on a strategy to respond to the ruling.

J. Pratt informed the Board of Commissioners that SED is working with VELCO to understand the cost implications of the ROE in order to adequately account for those increased costs in SED's rate case analysis and forecasting.

ADJOURNMENT:

There being no further business, M. Gilkey moved to adjourn at 10:10 am. S. Teachout seconded the motion, all were in favor, and the March 31, 2026, Board of Commissioners meeting concluded.

Respectfully submitted,

Amber Ives
Clerk of the SED Board of Commissioners

Stowe Energy Committee
April 23, 2026

5:30pm
Zoom



Present: Robi Artman-Hodge, Lauren DiVenanzo, John Underwood (6:00pm)

Absent: Brent McGlynn

Attendees: Assistant Town Manager Will Fricke, Michael Lazorchak (SED)

No quorum, meeting adjourned at approximately 6:00pm.

Stowe Energy Committee

March 26, 2026

5:30pm

Akeley Memorial Building
67 Main Street
Stowe, VT 05672



Present: Catherine Crawley, Robi Artman-Hodge, Lauren DiVenzano, Brent McGlynn, John Underwood (5:48pm)

Absent: Andrew Rianhard

Attendees: Assistant Town Manager Will Fricke, Michael Lazorchak (SED)

Call to Order

Catherine Crawley called the meeting to order at 5:30pm.

Approve Minutes

Robi Artman-Hodge moved to approve the minutes. Brett McGlynn seconded. Motion carried (4-0).

Catherine Crawley said she will be resigning from the Energy Committee, and this will be her last meeting. She said she is setting up working group for thermal energy networks.

Plans for 2026

The Committee discussed details of plans and assigned members to be the leaders/liaisons for specific goals or projects.

They discussed the Town Plan draft, potential ideas for a MERP grant, Climate Ready VT, a potential Window Dressers event, the Stowe Elementary School greenhouse project, grants for lighting updates, plantings at Dumont Meadows by SLT, and research on which historic buildings may be eligible for rooftop solar.

Adjournment

The meeting adjourned at 6:15pm.