Agenda Summary
August 26, 2026

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

Local Option Taxes: See enclosed for information regarding Q4 FY26 LOT. Both Sales and MRA came in approximately 8% over Q4 FY25 when accounting for the change from 70% to 75% revenue sharing. Sales tax actuals for FY26 were $1,737,762 vs a budgeted amount of $1,055,752. Meals and rooms actuals for FY26 were $1,864,987 vs a budgeted amount of $1,500,000.

Stowe Age Demographics: See enclosed for some statistics from the American Community Survey detailing the change in age demographics in Stowe and Vermont. The ACS is a 5-year weighted survey and is more representative of trends rather than exact measures.

Palisades Trail Grand Opening: Stowe Trails Partnership is holding a grand opening for the new Cady Hill Trail called the Palisades Trail on August 27th at 5:30 pm at the Stowe Village Inn.

Act 250 Notices:

No new Act 250 notices.

Minutes: Enclosed are the following minutes:

- Development Review Board – August 18
- Planning Commission – August 3
- Conservation Commission – August 10
- Historic Preservation Commission – August 5

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 - Local Option Sales & Use Tax - 4th Quarter FY 2026

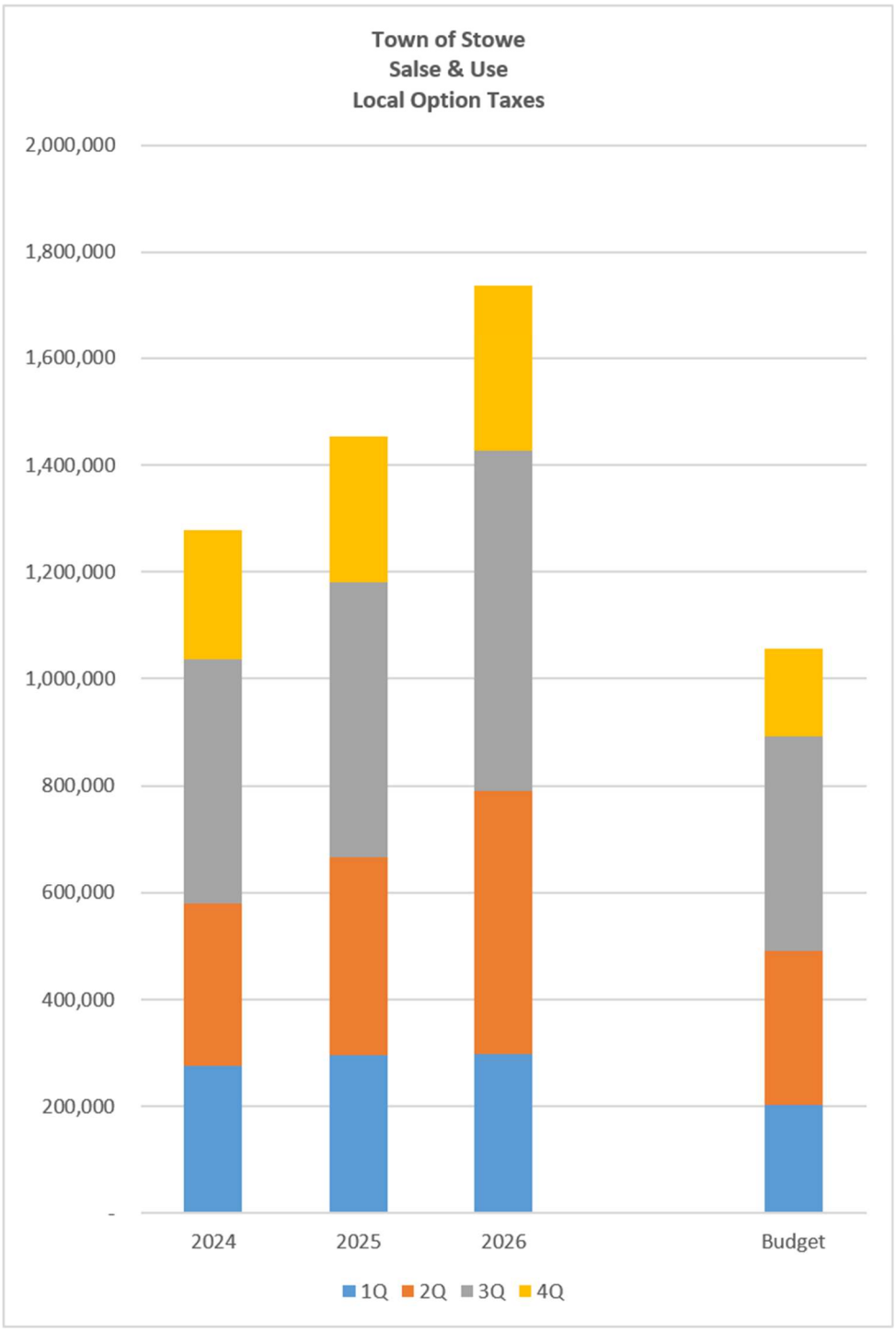
From: Cindy Fuller <cfuller@stowevt.gov>
Sent: Monday, August 24, 2026 10:00 AM
To: Charles Safford <csafford@stowevt.gov>; Will Fricke <wfricke@stowevt.gov>
Subject: Town of Stowe - Local Option Sales & Use Tax - 4th Quarter FY 2026

Hello all,

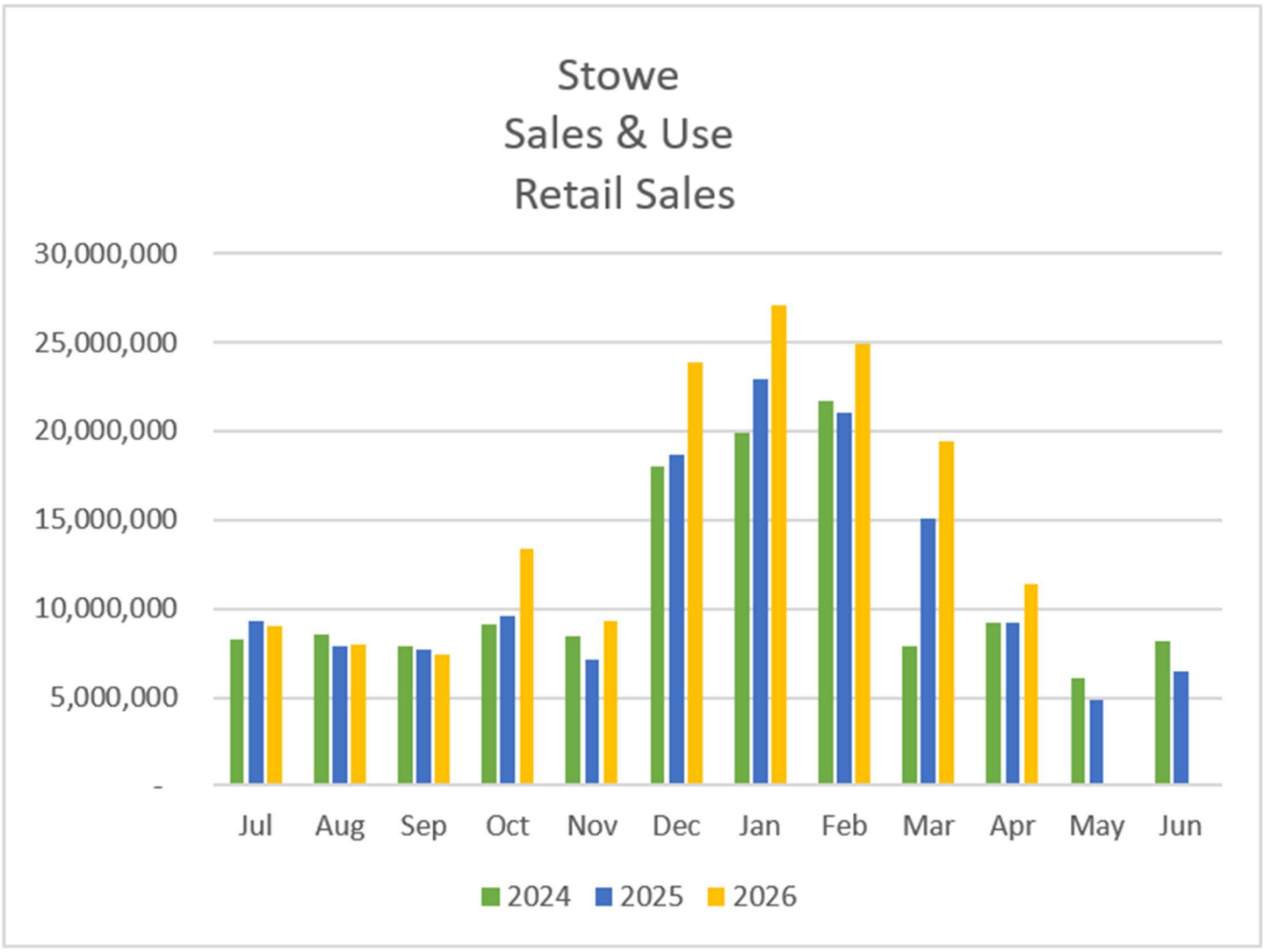
We received our payment for the Local Option Sales & Use tax for the Town of Stowe, which is for the 4th quarter FY 2026, April through June, at $310,670, an increase of 12% over the prior year, and 8% for change from 70% to 75% Town Collections.

Fiscal Year	Town of Stowe LOT Receipts 1Q	Town of Stowe LOT Receipts 2Q	Town of Stowe LOT Receipts 3Q	Town of Stowe LOT Receipts 4Q	Town of Stowe Fiscal Year Actual Total	Town of Stowe Fiscal Year Forecast
2024	275,531	303,184	458,764	240,770	1,278,248	700,000
2025	294,676	371,492	515,570	272,799	1,454,538	1,055,752
2026	298,367	492,190	636,535	310,670	1,737,762	1,055,752
Growth YOY 26-25	-5%	24%	15%	6%	12%	Actual
Growth YOY 75vs70		9%	8%	8%	8%	
Added 5%		32,813	42,436	20,711	95,960	
Budget	203,392	287,072	401,833	163,454	1,055,752	

Sales & Use Tax Collections by Quarter for Town of Stowe since we initiated Local Option Tax.



Sales & Use Retail Sales by Month for Town of Stowe, the State has only released numbers through April 2026.



As you can see there has been great variability on the returns submitted, this can be due to the frequency that specific businesses are required to submit their returns. Large collectors must do it monthly, smaller collectors quarterly, and really small collectors are annually, seasonal businesses will also influence these collections. It looks like recent quarters are showing more uniformity in the filing by quarter.

Fiscal Year	LOT # of Returns 1Q	LOT # of Returns 2Q	LOT # of Returns 3Q	LOT # of Returns 4Q	LOT # of Returns Year
2024	6,507	4,272	5,263	5,480	21,522
2025	5,906	6,487	6,364	6,465	25,222
2026	6,587	7,331	6,635	7,193	27,746

	Average Tax collected per return 1Q	Average Tax collected per return 2Q	Average Tax collected per return 3Q	Average Tax collected per return 4Q	Year
2024	$ 42	$ 71	$ 87	$ 44	
2025	$ 50	$ 57	$ 81	$ 42	
2026	$ 45	$ 67	$ 96	$ 43	

These funds are deposited to the General Fund directly.

Let me know if you have any questions.

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

Will Fricke

From: Cindy Fuller
Sent: Monday, August 24, 2026 9:59 AM
To: Charles Safford; Will Fricke
Subject: Local Option Tax - Rooms, Meals & Alcohol - 4Q26 Payment

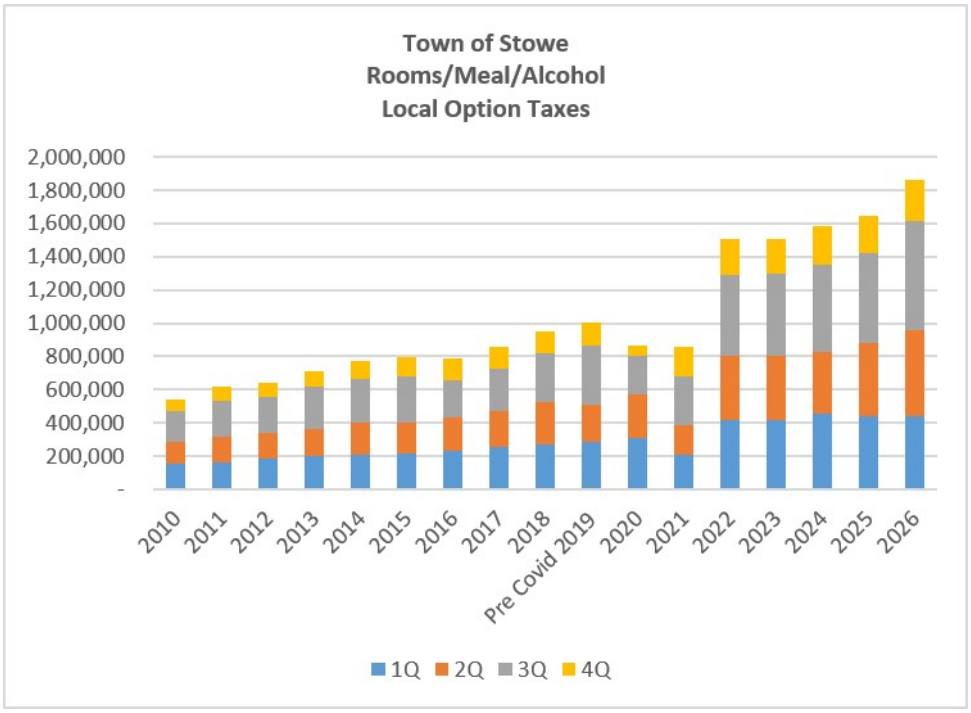
Hello all,

The Local Option Tax Rooms, Meals & Alcohol for the 4th quarter FY 2026 came in at $250,506, up 5% from the level last year and 8% for change from 70% sharing to 75% sharing. This quarter is from April through June.

Looking at the number of returns filed, the number of returns filed is higher by 20% to 520.

The average amount of dollars per return is continuing to be strong at $482/return versus the historical average of $412/return over 10 years or $497/return over the last 3 years.

We budgeted $1,500,000 for the year; the year comes in at $1,864,987.



Fiscal Year	Town of Stowe LOT Receipts 1Q	Town of Stowe LOT Receipts 2Q	Town of Stowe LOT Receipts 3Q	Town of Stowe LOT Receipts 4Q	Town of Stowe Fiscal Year Actual Total	Town of Stowe Fiscal Year Forecast
2010	150,597	133,950	187,885	71,111	543,543	545,218
2011	165,159	147,863	220,585	85,324	618,931	539,000
2012	182,395	155,816	218,329	85,459	641,998	539,000
2013	202,884	162,956	254,156	93,717	713,712	539,000
2014	210,898	191,082	265,033	107,603	774,616	618,000
2015	217,190	183,483	275,679	121,893	798,245	750,000
2016	233,821	194,917	227,269	133,512	789,519	795,250
2017	253,862	217,424	254,960	133,660	859,906	899,600
2018	270,716	254,771	289,785	135,978	951,249	900,000
Pre Covid 2019	**286,227**	**224,951**	**351,722**	**142,309**	**1,005,209**	900,000
2020	307,005	266,155	226,405	67,325	866,890	1,000,000
2021	203,964	183,960	294,432	175,836	858,192	500,000
2022	417,480	386,438	483,886	220,606	1,508,410	1,000,000
2023	417,588	386,967	493,775	207,903	1,506,233	1,500,000
2024	457,894	370,977	525,011	232,619	1,586,501	1,500,000
2025	437,901	446,306	539,590	222,255	1,646,052	1,500,000
2026	**443,500**	**516,633**	**654,348**	**250,506**	**1,864,987**	1,500,000
Growth YOY 26-25	**1%**	**8%**	**13%**	**5%**	**6%**	**Actual**
Growth YOY 75vs70		**8%**	**8%**	**8%**	**8%**	
Added 5%		**34,442**	**43,623**	**16,700**	**94,766**	

Fiscal Year	LOT # of Returns 1Q	LOT # of Returns 2Q	LOT # of Returns 3Q	LOT # of Returns 4Q	LOT # of Returns Year
2015	449	394	395	400	1,638
2016	455	413	365	396	1,629
2017	489	433	424	384	1,730
2018	488	460	478	443	1,869
2019	553	535	529	431	2,048
2020	575	475	388	237	1,675
2021	387	371	413	329	1,500
2022	445	411	454	371	1,681
2023	479	418	466	419	1,782
2024	579	384	500	483	1,946
2025	536	588	569	434	2,127
2026	488	496	562	520	2,066
Growth YOY 26-25	-9%	-16%	-1%	20%	-3%

Fiscal Year	Average Tax collected per return 1Q	Average Tax collected per return 2Q	Average Tax collected per return 3Q	Average Tax collected per return 4Q
2015	$ 484	$ 466	$ 698	$ 305
2016	$ 514	$ 472	$ 623	$ 337
2017	$ 519	$ 502	$ 601	$ 348
2018	$ 555	$ 554	$ 606	$ 307
2019	$ 518	$ 420	$ 665	$ 330
2020	$ 534	$ 560	$ 584	$ 284
2021	$ 527	$ 496	$ 713	$ 534
2022	$ 938	$ 940	$ 1,066	$ 595
2023	$ 872	$ 926	$ 1,060	$ 496
2024	$ 791	$ 966	$ 1,050	$ 482
2025	$ 817	$ 759	$ 948	$ 512
2026	$ 909	$ 1,042	$ 1,164	$ 482

Let me know if you have any questions.

Cindy

Cindy Fuller
Finance Director
Town of Stowe
67 Main Street
P.O. Box 730
Stowe, VT 05672
802-253-6140
cfuller@stowevt.gov

Stowe 5-Yr ACS Estimates			
Age	2024	2010	Change
Under 10	13.1%	9.0%	4.1%
10 - 19	11.0%	11.7%	-0.7%
20 - 29	5.7%	13.3%	-7.6%
30 - 39	10.6%	15.1%	-4.5%
40 - 49	12.5%	14.5%	-2.0%
50 - 64	21.3%	26.4%	-5.1%
65 - 74	14.8%	5.1%	9.7%
75+	10.9%	4.7%	6.2%
Under 20	24.1%	20.7%	3.4%
20 - 39	16.3%	28.4%	-12.1%
40 - 64	33.8%	40.9%	-7.1%
65+	25.7%	9.8%	15.9%
20 - 64	50.1%	69.3%	-19.2%
20 - 24	0.7%	7.6%	-6.9%
25 - 29	5.0%	5.7%	-0.7%
30 - 34	4.6%	8.2%	-3.6%
35 - 39	6.0%	6.9%	-0.9%
40 - 44	8.1%	7.1%	1.0%
45 - 49	4.4%	7.4%	-3.0%
50 - 54	7.0%	13.5%	-6.5%
55 - 59	7.5%	6.1%	1.4%
60 - 64	6.8%	6.8%	0.0%

Vermont 5-Yr ACS Estimates			
Age	2024	2010	Change
Under 10	8.7%	11.2%	-2.5%
10 - 19	11.7%	14.5%	-2.8%
20 - 29	12.0%	13.0%	-1.0%
30 - 39	12.6%	11.3%	1.3%
40 - 49	12.1%	15.7%	-3.6%
50 - 64	20.0%	21.8%	-1.8%
65 - 74	13.5%	7.2%	6.3%
75+	9.4%	5.2%	4.2%
Under 20	20.4%	25.7%	-5.3%
20 - 39	24.6%	24.3%	0.3%
40 - 64	32.1%	37.5%	-5.4%
65+	22.9%	12.4%	10.5%
20 - 64	56.7%	61.8%	-5.1%
20 - 24	6.4%	7.4%	-1.0%
25 - 29	5.6%	5.6%	0.0%
30 - 34	6.0%	5.4%	0.6%
35 - 39	6.6%	5.9%	0.7%
40 - 44	6.1%	7.5%	-1.4%
45 - 49	6.0%	8.2%	-2.2%
50 - 54	6.1%	8.2%	-2.1%
55 - 59	6.1%	7.6%	-1.5%
60 - 64	7.8%	6.0%	1.8%

Stowe vs VT
6.6%
2.1%
-6.6%
-5.8%
1.6%
-3.3%
3.4%
2.0%
8.7%
-12.4%
-1.7%
5.4%
-14.1%
-5.9%
-0.7%
-4.2%
-1.6%
2.4%
-0.8%
-4.4%
2.9%
-1.8%



Come join us for the official opening of our newest trail -

Palisades!

August 27th at 5:30 pm at the Stowe Village Inn

Town of Stowe
Conservation Commission
Monday August 10, 2026
MEETING MINUTES

A regular meeting of the Conservation Commission was held on Monday August 10, 2026. The meeting was held in person at the Stowe Town Office. Commission members in attendance included: Catherine Gott, Brett Loomis, Kay Barrett, and Phil Branton. Staff Sarah McShane, student representative Sophia Brasse, Kelsie Sibbald, and Jacquie Mauer were also present.

Call to Order
Chair Gott called the meeting to order at approximately 5:32 PM.

Public Comments & Adjustments to the Agenda
There were no public comments and no adjustments to the agenda.

Review Meeting Minutes (04/27/2026 & 7/13/2026)
On a motion by B.Loomis and seconded by P.Branton, the meeting minutes from April 27, 2026 were approved as submitted. The motion passed unanimously.

On a motion by B.Loomis and seconded by K.Barrett the meeting minutes from July 13, 2026 were approved as submitted. The motion passed unanimously.

Review Rules of Operation & Election of Officers
Chair Gott provided a brief overview of the annual officer election process. The elections are typically held at the Commission's first meeting in May; however, because the Commission has not held a regular meeting since May, the election was postponed until this meeting. The meeting also serves as an opportunity to review the Commission's Rules of Operation. The Chair is generally responsible for facilitating Commission meetings and serving as the Commission's primary representative to the Selectboard and other boards, committees, and organizations. The Vice-Chair fulfills these responsibilities in the Chair's absence. Staff asked for nominations for Chair. K. Barrett motioned to nominate C. Gott to serve as Chair, and B. Loomis seconded the motion. The motion passed unanimously. Staff then asked for nominations for Vice-Chair. C. Gott motioned to nominate P. Branton to serve as Vice-Chair, with B. Loomis as Vice-Vice Chair. B. Loomis seconded the motion. The motion passed unanimously.

Cady Hill Trail Improvements
Kelsie Sibbald, Trails Manager for Stowe Trails Partnership (STP), provided an overview of four proposed trail improvements. Staff explained that the Conservation Commission's role is to review the proposals and provide a recommendation to the Selectboard. K. Sibbald provided an overview of each proposal:

1. **Install Bench on the Palisades Trail (formerly the Stowe Village Connector Trail).**
   K. Sibbald explained that there is an existing clearing along the trail where STP would like to install a bench. She noted that the bench could potentially be donated through the Town's bench donation program or constructed by STP. The grand opening of the trail is scheduled for August 26th at 5:30 p.m.
2. **Install Trail Kiosk at Green Chair #1.**
   K. Sibbald explained that the area currently lacks trail information and that the proposed kiosk

would provide basic trail information and riding etiquette. S. McShane asked whether the kiosk map had been designed and noted that the management plan requires Conservation Commission review of signage.

3. **Reroute the Cady Hill Connector.**
   K. Sibbald explained that Florence is the most heavily used trail in Cady Hill. The proposed reroute would be approximately 200 feet long, with approximately 150 feet of the existing trail decommissioned. The purpose of the reroute is to create a safer intersection and improve trail flow. The work would likely be completed within the next two years in conjunction with a machine refresh of the Florence trail. K. Sibbald explained that Florence is a machine-built trail that requires periodic compacting and smoothing.
4. **Construct an Advanced Rock Roll on the Eagle Ridge Loop.**
   K. Sibbald explained that the proposed feature would expand opportunities for advanced riders in Cady Hill. Approximately 360 feet of new trail would be constructed by hand, including removal of trees within the proposed trail corridor. STP hopes to begin the project with the Stowe Mountain Bike Academy by the end of this summer, although next summer is more likely. The proposed trail would include both advanced and intermediate lines to accommodate different users.

C. Gott asked about existing signage regarding bears, including information about what to do when encountering a black bear. K. Sibbald also explained STP's practices for trimming vegetation and wildflowers within the trail corridor to maintain trail access and visibility. B. Loomis provided an overview of the Town's bench program. Members discussed trail use and user behavior, as well as bear activity and the number of accidents occurring in the forest. P. Branton asked whether a particular bench style had been selected and requested additional information about the proposed design. He expressed no concerns with the concept but shared comments regarding winter conditions and the need for regular maintenance.

B. Loomis motioned to recommend approval of the bench as described in the project narrative. C. Gott seconded the motion. The motion passed unanimously, 4-0. S. McShane will prepare a written recommendation for the Commission and request that the recommendation be placed on an upcoming Selectboard agenda. The Commission tabled review of the other projects until a later meeting.

<u>Mayo Farm Conservation Easement – Update & Next Steps</u>

Staff explained that the Commission has hosted the Easement 101 and three community listening sessions over the summer. There is one final wrap-up event planned for Monday, August 24, where participants will break into small groups to discuss the potential pros and cons of keeping the easement as-is, modifying the easement, or terminating the easement. CRO Planning has been hired to design and facilitate the event, which will be held upstairs in the theatre. Staff asked the Commission to help spread the word and encourage their friends and neighbors to attend. The wrap up event will serve as the community's final engagement opportunity before the Commission begins its deliberations and preparation of a recommendation.

During September and October, the Commission will return to its regular meeting schedule and begin discussing the community input and preparing a recommendation. Staff explained that it is her hope that by November, the Commission will have developed at least an initial recommendation for the Selectboard's consideration. This timing would allow the Selectboard to consider any additional funding that may be needed for further exploration in the upcoming budget process.

The Commission briefly discussed the process for developing its recommendation. P. Branton suggested using a process similar to the one used for Stowe 2050, in which written comments are compiled,

aggregated, and distributed among Commission members for review. Staff identified three areas that, from her perspective, represent key pressure points: athletic and recreational needs, housing needs, and the stewardship of the property's natural resources.

Members discussed the process for considering potential modifications and raised various questions and comments. C. Gott suggested holding follow-up discussions with the Recreation Commission and Housing Task Force to better understand their perspectives.

Members also discussed the upcoming wrap-up event and the questions that each group will be asked to consider. Staff encouraged Commission members to ask participants follow-up questions during the event to better understand the reasoning and perspectives behind their responses.

K. Barrett asked whether signage could be placed at Mayo Farm to advertise the meeting. Staff indicated that meeting signage could be prepared.

General Reports & Updates & Correspondence

Bear Aware Campaign

C. Gott provided an overview of recent bear activity and incidents in Stowe. She explained that the Stowe Bear Project hosted an informational table over the weekend with representatives from Vermont Fish & Wildlife and other professionals. She discussed recent incidents involving bears entering homes and the concerns associated with bears becoming food-conditioned. She explained that the Town is experiencing escalating bear-related issues that needs attention and reported that two bears have recently been killed in Town. She emphasized the need to address the underlying causes of the problem and provided an overview of recent efforts and actions being taken. Members discussed the issue and shared various comments, observations, and perspectives. Members agreed to look at examples of what other similarly situated communities have tackled it.

Adjournment The meeting was adjourned at approximately 7:17 PM.

Respectfully submitted,

Sarah McShane

Development Review Board
Drew Clymer, Chair
Andrew Volansky
David Kelly
Chip Dillon
Scot Baraw
Mary Black
Patricia Gabel

Town of Stowe
Development Review Board
Meeting Minutes – August 18, 2026

A regular meeting of the Development Review Board was held on Tuesday, August 18, 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 (Acting as Chair), Mary Black, Andrew Volansky, Scot Baraw, Patricia Gabel and Chip Dillon

Staff Present: Sarah McShane– Planning and 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 5:00 p.m.

Project #:7865
Owner: Amy Weller & Chip Haggerty
Tax Parcel #: 15-003.010
Location: 4213 Sterling Valley Rd
Project: Setback Waiver for Garage Second Level Addition for Art Studio/office
Zoning: RR5

D. Kelly opened the hearing for Project 7865. Tyler Mumley and Chip Haggerty were present for the applicant. D. Kelly swore in all parties at approximately 5:02p.m.

T. Mumley explained that the existing garage extends approximately three feet into the required setback. The proposed second-story addition will not change the footprint of the garage and will be used as art studio space. Because the existing garage is already located withing the setback, adding volume above the existing footprint requires a dimensional waiver. T. Mumley confirmed that all other setbacks are met and the proposed overall height is approximately 24 feet to the peak, and approximately 21 feet to the midpoint.

D. Kelly reviewed the dimensional waiver requirements. T. Mumley addressed each criterion and testified that the proposal would not adversely affect the overall character of the surrounding area. He further explained that the proposed studio is in scale and design with the surrounding residential area. T. Mumley addressed the setback requirement, noting that the existing garage extends approximately three feet into the required 70-foot setback, representing an encroachment of approximately four to five percent, which is below the 20 percent waiver criteria. T. Mumley stated that the exiting wood line along the road and a large tree near the turnaround provide substantial screening and would not adversely affect adjacent properties.

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

Project #: 7858
Owner: Silver Maple Holdings LLC
Tax Parcel #: 07-081.000

Location: 1100 Pucker St
Project: Subdivision Amendment to Match as Built Driveway
Zoning: RR2

D. Kelly opened the hearing for Project 7858. Tyler Mumley and Brendan O'Reilly were present for the applicants. D. Kelly swore in all parties at approximately 5:13p.m.

T. Mumley provided an additional exhibit from the Stowe Fire Department which will be added to the hearing record.

T. Mumley and B. O'Reilly explained that the existing subdivision was originally approved in 2012. Approximately 16 months ago the driveway was constructed in a location that differs from the previously approved plan. They explained that the revised alignment better follows the existing topography, avoids unnecessary blasting and disturbance, provides a more practical route to the upper lot, and improves emergency vehicle maneuverability. No changes to the property lines or building envelopes were proposed.

P. Gabel and C. Dillon both questioned the sequence of events, and why the work was completed before applying for an amendment. B. O'Reilly explained that the deviation was a process and construction error that was identified after surveying, rather than an intentional deviation from the approved plans. He further explained that the approved alignment was impractical given the sites steep terrain and that the constructed route remains within applicable setbacks and lot boundaries. They also noted that the Fire Department supported the revised configuration, including the proposed pull-offs, turnaround, and emergency vehicle access.

D. Kelly asked T. Mumley to address the Stowe Club test. T. Mumley and B. O'Reilly explained that the construction conditions and topographic constraints were not reasonably foreseeable when the original approval was issued.

D. Kelly asked if S. Reeves had seen the latest site plan. T. Mumley confirmed that the latest site plan had been sent to S. Reeves and that the Fire Department's latest comments were based on the review of the current site plan.

A. Volansky made a motion to close the hearing. S. Baraw seconded the motion. The motion passed unanimously.

Approval of Minutes:

A. Volansky made a motion to approve the meeting minutes from July 21, 2026. M. Black seconded the motion. The motion passed unanimously.

Other Business:

Election of officers was tabled to September 15, 2026.

Review of the Rules of Procedure was tabled to September 15, 2026, pending council advice regarding recusal protocol.

A. Volansky made a motion to close the hearing and enter deliberative session. S. Baraw seconded the motion. The motion passed unanimously.

Respectfully Submitted,
Kayla Hedberg
Planning and Zoning Assistant

TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
August 3, 2026

The Town of Stowe Planning Commission held a regular meeting on **Monday August 3, 2026** starting at 5:30 PM. The meeting was held at the Stowe Town Office with remote participation via Zoom. Members included Bob Davison, Mila Lonetto, Jill Anne, Heather Snyder, Jeff Sereni, Neil Percy and Deb Drinkwater. Brian Hamor had a known absence. Municipal staff Sarah McShane was present. Members of the public attending on zoom included: "Magnuseliasson".

Call to Order
Chair H.Snyder called the meeting to order at approximately 5:32 p.m.

Adjustments to the Agenda & Public Comments on Non-Agenda Items
There were no public comments and no adjustments/additions to the agenda.

Review Prior Meeting Minutes [06/15/2026]
B.Davison motioned to approve the June 15th meeting minutes as written. J.Anne seconded the motion, which passed unanimously.

Inclusionary Zoning Discussion
Staff McShane provided a brief introduction and explained that the Town has contracted with CommunityScale, the same consultant that prepared the Housing Needs Assessment, to assist the Planning Commission in developing an inclusionary zoning. She anticipates that CommunityScale will attend the Commission's September 21 meeting to share its initial research and begin the discussion. In advance of that meeting, the consultant suggested that it would be helpful for the Commission to begin considering the income levels the inclusionary zoning program should be designed to serve. For example, should the program focus on deeply affordable housing, moderate-income households, or a broader range of incomes. Members reviewed materials provided by M. Lonetto and H. Snyder, as well as relevant portions of the Housing Needs Assessment.
M. Lonetto provided an overview of the materials and explained that they were intended as a starting point for the Commission's discussion. She suggested that an appropriate first step might be to identify the key policy questions the Commission needs to answer. N. Percy expressed concerns about a policy in which one party would subsidize housing for another party. M. Lonetto reviewed four potential definitions of affordable housing. Definition #1 is based on the federal HUD definition, while Definition #2 reflects the State of Vermont's definition. Definition #3 broadens the income range to address the affordability gap identified in the Housing Needs Assessment. Definition #4 provided an additional approach for consideration. M. Lonetto also explained the affordability-gap standard and potential recalibration triggers.

B. Davison suggested that the Commission consider multiple income brackets in order to address both low- and moderate-income households. Members discussed the policy objectives of inclusionary zoning, including whether qualifying projects would be required to construct affordable units or could instead satisfy the requirement through a payment in lieu.

J. Anne shared recent observations regarding the local real estate market. B. Davison asked about staff's previous research concerning past development activity. S. McShane offered to circulate that research to the Commission.

Members continued to discuss the policy considerations associated with payment in lieu versus requiring the construction of affordable units. D. Drinkwater asked how a payment-in-lieu program would work and where the

resulting revenue would be directed. M. Lonetto explained that payments would be deposited into the recently established Housing Reserve Fund.

M. Lonetto asked B. Davison to further explain his suggestion for incorporating two income tiers within Definition #3. J. Sereni suggested that the Commission consider gathering information from local businesses about wages for year-round employees. D. Drinkwater questioned whether the community is experiencing an overall housing shortage or, more specifically, a shortage of affordable housing. M. Lonetto will summarize the Commission's discussion and provide it to staff for circulation to CommunityScale in advance of its September meeting. D. Drinkwater also asked whether the consultant could provide educational materials or examples from other communities to help the Commission better understand different approaches to inclusionary zoning and what has been effective elsewhere.

M. Lonetto provided a brief update on the Housing Task Force. She explained that the Task Force's second-year charge has expired, with some members choosing to step down while others have agreed to continue serving. The Task Force has asked the Selectboard to consider making the Planning Commission representative a voting member. The Selectboard is expected to review and discuss this request at its August 12 meeting. M. Lonetto reviewed the remaining tasks that the Housing Task Force would like to continue working on. She expects the Selectboard will renew the Task Force's charge. There are currently two vacant seats. N. Percy suggested that the Commission also consider strategies for reducing the overall cost of housing so that people can afford to remain in the community.

Town Plan Update
Members briefly discussed the Town Plan adoption process. S. McShane reported that she felt the plan was well received by the Selectboard. B. Davison shared several observations from the Selectboard's discussion. The Commission will need to review any revisions made by the Selectboard. A joint meeting is scheduled for August 12th.

Mayo Farm Conservation Easement Follow-Up
Members received a brief update on the Mayo Farm conservation easement discussions and the process being led by the Conservation Commission. B. Davison shared his observations and expressed his view that there is significant community support for retaining the conservation easement as-is and continuing its current protections. M. Lonetto suggested that the Commission consider supporting the Housing Task Force's recommendation to the Conservation Commission. S. McShane noted that if the Commission wishes to provide a recommendation as a body, it would be helpful to do so sooner rather than later, as the Conservation Commission is expected to begin its deliberations this fall. Members discussed coordinating their input and potentially developing a recommendation. Members will continue to participate in the Mayo Farm process and revisit the discussion as the Conservation Commission moves toward developing its recommendation.

General Updates/Correspondence/Other.

None

Review Upcoming Meeting Schedule & Adjourn.

- Wednesday, August 12 – Selectboard Town Plan Review
- Monday, August 17 – Joint Planning Commission & Selectboard Work Session
- Monday September 7- Holiday – Labor Day – No Meeting

There being no further business, the meeting adjourned at approximately 7:00 p.m.

Respectfully submitted,
Sarah McShane, Planning & Zoning Director

Parking Lot Ideas/Topics for Further Discussion

Identify example other town plans that identify and map scenic viewsheds.
Reserve meeting time to discuss PUD/PRD
Map of town-owned properties (done)
Review plans of adjacent communities and regional plan (done)
~~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- Historic Preservation Commission

Meeting Minutes – August 5, 2026

A meeting of the Stowe Historic Preservation Commission (HPC) was held on Wednesday August 5, 2026, at approximately 5:15 pm. Participation was in person at the Akeley Memorial Building, online or telephone via Zoom.

Members Present: McKee Macdonald (Chair), Sam Scofield, Tyson Bry, Barbara Baraw, and George Bambara.

Staff Present: Sarah McShane, Planning & Zoning Director

The meeting was called to order by McKee Macdonald (chair) at 5:17 pm.

Public Comments & Adjustments to the Agenda: None

Project #:7882
Owner: Dan Woods
Tax Parcel #: 7A-094.000
Location: 533 Maple St
Project: Post and Rail Fence
Zoning: VR20/SHOD

The Applicant, Dan Woods, is proposing to install a fence along the property line at 533 Maple Street. Fences are subject to design review pursuant to §10.14. The proposed fence is a two-rail post-and-rail style fence that will be located along the property line. It will not extend all the way to the street and will instead terminate approximately 6–7 feet from the street. G.Bambara motioned to approve the application as presented. B.Baraw seconded the motion, which passed unanimously. This project is classified as a minor.

Project #:7871
Owner: Joan Meltzer
Tax Parcel #: 07-078.000
Location: 1234 Pucker St
Project: Extension of Covered Entrance
Zoning: RR2

The Applicant is proposing an open porch on the rear of the historic dwelling. Porches require design review under §§10.11(1)(C) & 10.12(4). The proposed porch roof will measure approximately 10 feet by 30 feet, with the deck extending the full length of the building. The roof will be finished with standing-seam metal to match the existing roof. S.Scofield motioned to approve the application as presented. T.Bry seconded the motion, which passed unanimously. This project is classified as a minor.

Other Business:

Staff provided a brief update on ongoing zoning violations. M. Macdonald and S. Scofield raised concerns regarding the intentional deferral of maintenance on historic buildings. The Commission

discussed whether the Town should consider adopting a demolition-by-neglect provision to address the deterioration of historic structures. Members shared various perspectives on the potential benefits and implications of such a provision.

Review Meeting Minutes:
No changes or edits were made to the prior meeting minutes.

Meeting adjourned at 5:50 PM

Respectfully submitted,
Sarah McShane, Planning & Zoning Director