

**Stowe Selectboard, Liquor Commission & Water/Sewer Commission Meeting  
Monday May 9, 2022**

Present:

Selectboard Members: William Adams, Nick Donza, Jo Sabel Courtney (via Zoom), Lisa Hagerty (via Zoom), Paco Aumand

In Person attendees: Evan Freund, Paul Sakash, Erin Skinger, Emily Rosenbaum, Sarah Opel, Sarah Henshaw, Sam Scofield

There were 15 participants on Zoom.

**Call to Order**

Chair Adams called the meeting to order at 5:30pm.

**Approve the Agenda**

On a motion by Mr. Nick Donza, seconded by Ms. Jo Sabel Courtney, the Board approved the agenda as presented.

**Consent Agenda**

1. Crushing Bid Award
2. Stowe Arts & Culture Banner – Be Inspired
3. Water Allocation – Innsbruck Inn
4. 4/25/22 Selectboard Minutes
5. Liquor Consent Items

On a motion by Ms. Courtney, seconded by Ms. Lisa Hagerty, the Board approved the Consent Agenda as presented.

**Zoning Amendments Public Hearing**

Chair Adams opened the Public Hearing at 5:34pm.

The Selectboard previously met with the Planning Commission and Department of Planning & Zoning to review recommended amendments to the Town's adopted Zoning Regulations. Following review and discussion, the Selectboard scheduled this as the first of two public hearings before adoption of the proposed Zoning Amendments. This time is to allow the community to provide testimony and comments on the proposed amendments prior to adoption. It was noted that the Selectboard may make minor changes to the proposed amendments but cannot do so less than 14 days prior to the final public hearing, to be held on May 23<sup>rd</sup>. If any substantial changes are made, it must warn a new public hearing or hearings.

Planning and Zoning Director Sarah McShane began by providing an overview of the proposed changes. This includes changes in sections 2.5 Exemptions; 2.7 Conditional Uses; 3.3 Non-Conforming Lots; 4.1 Accessory Dwelling Units; 4.6 Landscaping; 4.8 Outdoor Lighting; 4.19 Outdoor Seating; 5 Zoning Districts; 6 Uses, Dimensions & Density; 7 Flood Hazard Overlay District; 9 RHOD; 10 Historic Overlay District; 11 Fluvial Erosion Hazard Overlay District; 13 Planned Unit Development; 14.9 Non-Conforming Signs; 16 Definitions; Zoning Map Amendments. There were also new sections, 3.15 Damaged or Destroyed Structures; 4.17 Performance Standards; and 4.18 Accessory On Farm Businesses.

Questions were asked regarding road standards in new developments, which Ms. McShane explained are part of the Subdivision Regulations, but not part of the Zoning Regulations. She also noted that at the next regular Planning Commission meeting the Commission is scheduled to talk with Public Works Director Harry Shepard regarding driveway and road standards.

Questions were also raised about non-conforming use permits, which Ms. McShane clarified that neither the Development Review Board or the Zoning Administrator can lawfully approve a new use that is not

**allowed within the zoning district however existing non-conforming uses can change to another non-conforming use in accordance with the regulations.** No changes to the existing regulations pertaining to nonconforming uses are proposed under these amendments.

It was also discussed that short-term rentals are not considered to be a commercial use and presently there are no provisions within the town's Zoning Regulations restricting them. .

There being no further discussions, Chair Adams closed the Public Hearing at 6:44pm. A second Public Hearing is scheduled for Monday May 23<sup>rd</sup>, 2022.

### **Request for Planning Commission Videos to be Uploaded on Municipal Website**

The Selectboard has received a written request from Barbara Gameroff to have the Town record and post on the website the Planning Commission meetings. Currently the Town records and posts the Selectboard Meetings, and records the Development Review Board meetings but does not post them. State Law does not require the recording of public meetings outside of the Selectboard IF holding meetings entirely remotely, and the Development Review Board because it has "on-the-record" review. It was noted that a few other Boards & Commissions record meetings for the purpose of creating minutes later, but they are not posted. Some Boards & Commissions do not record their meetings and do not meet in the Zoom Room or utilize Zoom. There was concern discussed that requiring one Board to record and post meetings may be setting a precedent for all Boards & Commissions. It was noted that storing recorded meetings does come at a cost through the Zoom Cloud, currently \$79/month but likely to increase with more recordings being stored. Town Manager Charles Safford explained that recorded meetings must be kept a minimum of one year if created. It was discussed that the Planning Commission is playing an important role in Town Business. It was also noted that participation should be encouraged during the meetings and not after.

Mr. Paco Aumand made a motion to take no action. Ms. Courtney seconded this motion.

Ms. Hagerty stated that she felt strongly that this request should be honored. The motion was called to a vote with two votes in favor and three votes against. The motion failed.

Ms. Hagerty made a motion to instruct staff to record and post Selectboard and Planning Commission meetings and leave the link live for one year. Mr. Donza seconded this motion.

Mr. Aumand requested that the motion be amended to remove Selectboard so it could be a separate motion. The Board agreed to the friendly amendment, with the motion now stating "move to instruct staff to record and post Planning Commission meetings and leave the link live for one year." The motion passed with three votes in favor and two votes against.

Ms. Courtney made a motion to instruct staff to record and post Selectboard meetings and leave the link live for one year. Mr. Donza seconded this motion. The motion passed unanimously.

### **Town Welcome Sign Replacement**

Mr. Safford, along with Public Works Director Mr. Harry Shepard, presented the Selectboard with plans for two new welcome signs – one on Route 100 on the North side of Town and one on Route 100 on the south side of Town. Originally the Town had estimated that the replacement of the signs would cost \$40,000. They noted that due to rising construction costs, the cost of the replacement in current locations with a wood timber sign construction supported on a concrete foundation would cost an additional \$10,000. It had been discussed to move the northern sign to a location where it would be on the right side of the road as you entered Stowe, rather than the left in the current location. Mr. Shepard proposed a location of 3441 Pucker Street just over the Morristown Town Line. Relocating the sign to this location would add an additional cost of \$10,000. The Selectboard noted that they had hoped to get the sign on the

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right side of the road near the Ricketson Farm but this was not possible, and the proposed location was not worth the additional cost.

Finally, Mr. Shepard -provided an alternative design concept for the southern sign, which would include two refurbished chair lists with a steel base with the Mt. Mansfield profile on a concrete foundation with an evergreen groundcover. This alternate design would add an additional cost of \$20,000. The Selectboard stated that they appreciated the creativity of the design, they did not feel it met the four-season destination that Stowe has become and did not feel the extra cost was justified.

On a motion by Mr. Aumand, seconded by Mr. Donza, the Board approved the replacement of both existing welcome signs using the wood timber sign design, at the existing sign locations and appropriate \$10,000 from the unallocated Capital Reserves for the proposed Welcome Sign Project.

### **Manager's Report**

Mr. Safford updated the Board on the General Fund, Water and Wastewater Operating Budgets, noting that they were tracking well despite inflationary pressures. The budget is anticipated to come in on-line.

Mr. Safford noted that Town Lister Ellen Thorndike has resigned from the Board of Listers. It is an elected position, so it is up to the Selectboard to appoint someone until the next election.

Mr. Safford reminded the Board of an upcoming Housing Summit hosted by Lamoille Housing Partnership on Friday June 3<sup>rd</sup> from 8am-1pm. All are invited to attend either in person in Johnson or via Zoom. Mr. Safford will be speaking on behalf of the Town of Stowe.

Mr. Safford noted a request by Stowe Elementary School to land a helicopter on the Memorial Park Ball Fields for educational purposes, the Stowe Police Department will be present and has no issues with the request.

Mr. Safford also noted that the Town of Stowe currently has a number of job openings due to long-term employees retiring, as well as in the Summer Camp Program, and encouraged all to spread the word and encourage anyone interested to apply.

Mr. Donza asked if the - the Union Bank during their upcoming site renovations is planning on aligning the sidewalk on Park Street. Mr. Safford indicated that he would -review with staff the Union Bank's site plan to see if there plans called for redoing the sidewalk or the potential for an easement to preserve the option for the Town to do so in the future.

Ms. Sarah Opal spoke about some concerns regarding traffic in the village while driving a school bus. Public Works will follow up to look at the suggested changes.

On a motion by Mr. Aumand, seconded by Ms. Courtney, the Board went into Executive Session at 8:01pm to discuss Personnel. They invited Abigail Sweetser into the meeting to manage Zoom participation, as well as the applicants and Board and Committee Chairs present.

The Board came out of Executive Session at 8:38pm.

On a motion by Mr. Aumand, seconded by Mr. Donza, the Board appointed David Kelly to fill a the remainder of a vacant three-year term on the Development Review Board, Andrew Volanksy to a three-year term as an Alternate on the Development Review Board, Evan Freund to a three-year term on the Conservation Commission, and Sarah Calvo to a three-year term on the Stowe Library Board of Trustees, and directed the Town Manager to advertise for persons interested in serving on the Board of Listers.

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There being no further business, Chair Adams adjourned the meeting at 8:40pm.

Minutes respectfully submitted by Abigail Sweetser.