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**PLANNING COMMISSION  
TOWN OF STOWE  
Tuesday, January 9, 2018  
Minutes**

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The Stowe Planning Commission held a public hearing at the Akeley Memorial Building on Tuesday, January 9, 2018 starting at 5:30 p.m.

**Members Present:**

Mila Lonetto, Chair  
Chuck Ebel  
Chuck Baraw  
Arnie Ziegel

**Members Absent:**

Bob Davison  
Neil Percy  
Brian Hamor, Vice Chair

**Public Hearing on Proposed Zoning Revisions to Regulate Short-term Rentals**

Ms. Lonetto opened the hearing and invited those in attendance to provide input into the proposed regulations.

Mr. Columbo expressed concerns about larger homes not meeting fire safety codes because they might have to have sprinklers. Mr. Ebel responded that if they don't meet fire safety codes, they should not be rented.

Mr. Wilkens asked about the definition of a "unit" with respect to when something requires a lodging license from the state. Mr. Baker stated that it would be 4 rooms or apartments rented out separately within the same facility.

Mr. Frame asked about requiring recertification of fire safety compliance every 3 years. Mr. Baker responded that the state does not require that for any buildings under its prevue and they would not have the staffing to do the inspections.

Mr. Baraw expressed concerns about having STRs in residential areas and that perhaps they should be limited to commercial districts. Mr. Jackman explained that that would wind up prohibiting something like 2/3 of the existing STR listings in town. He also stated that many existing condos that have been STR's for decades, including Stonybrook, Notchbrook, Covered Bridge, Village Green and most of the Stoweflake condos.

Mr. Baraw stated that he still felt uneasy about the potential impact on residential neighborhoods, but that he would vote in favor of the regulations.

Mr. Ziegel reminded everyone that a homeowners association could prohibit STR's if they so desired, as Robinson Springs has done.

**Mr. Ziegel motioned to recommend the proposed zoning revisions to the Selectboard. Mr. Ebel seconded and the motion passed unanimously.**

The meeting was adjourned at 6:45.

Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, February 5, 2018  
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on February 5, 2018, starting at 5:30 p.m.

**Members Present:**

Mila Lonetto, Chair  
Brian Hamor, Vice Chair  
Chuck Ebel  
Arnie Ziegel  
Chuck Baraw  
Neil Percy

**Members Absent:**

Bob Davison

**Others present:** Tom Jackman, Director of Planning.

**Minutes**

The minutes of the January 9<sup>th</sup> meeting were approved on a motion by Mr. Ebel, seconded by Mr. Hamor.

**Updates**

Mr. Jackman updated the Commission on the Zoning Director hiring process. At this point 15 applications have been received. Four candidates thus far have experience as zoning administrators. Rich Baker's last day will be April 30. The plan is to have the new person start on April 16 so that there will be 2 weeks of overlap for training. A send-off party for Mr. Baker is scheduled for April 19. The plan is to invite Akeley Building staff, the PC, DRB and SHPC.

Mr. Jackman also provided an update on the Cady Hill Forest salvage logging. Brian Lafoe has completed his work on the southern area of the property and Jed Lipsky still has a couple of weeks left on the northern portion. The Town has taken in approximately \$10,000 in revenue thus far.

**H.685**

Mr. Jackman brought up the subject of H.685, which has been introduced in the House to regulate short-term rentals much in the same way that the proposed zoning revisions recommended by the Planning Commission do. Commission members agreed that it made sense for the Selectboard to hold off on holding their public hearing until we have a better idea of whether the legislation will pass this session. They also agreed that STRs should be state-regulated since the main issues are life-safety compliance and meals and rooms tax collection, which are controlled by the state.

**Town Meeting Survey**

The Commission spent the rest of the meeting going through the Town Meeting survey and responding to the questions as a board. The results are attached.

There will not be a regular meeting on February 19 because of Presidents Day.  
The next regular meeting will be March 5<sup>th</sup>.

The meeting was adjourned at 7:00.

Respectfully submitted, Tom Jackman, Director of Planning

45 **2018 TOWN MEETING SURVEY** (Planning Commission responses)

	Yes	No	Unsure
Do you find that locating a parking space in Downtown Stowe is a problem during the summer/early fall?		X	
Do you find that locating a parking space in Downtown Stowe is a problem during the winter months?		X	
With an estimated cost of \$20,000 +/-per space, do you support the development of a parking garage in downtown Stowe?		X	
Do you support the Town purchasing and demolishing an existing downtown building to create an additional parking lot?		X	
Do you support the undergrounding/relocation of the Main Street overhead utilities?	X		
Do you feel that the Town needs more recreation fields?		X	
Do you support the relocation of recreational field space on Mayo Farm to existing agricultural areas on the farm?		X	
Do you support additional recreational fields on and near the Polo Fields?		X	
Do you support creating additional field space at the high school?		X	
Do you support the Town buying additional land to support additional recreation field space?		X	
Do you support the development of a park-and-ride lot in Stowe?	X		
Do you support the development of a park-and-ride lot in Stowe even if it means paving over an existing open meadow or agricultural field?		X	
Do you support a summer Mountain Road Shuttle service even if it means that it would have to be fully funded by the Town and other local sources?			X
Do you support increasing local property taxes to do more paving?		X	
Do you support the addition of bike lanes in connection with paving projects?	X		
Do you support adding bike lanes to paving projects even if it significantly increases the cost of the project and increases the asphalt footprint?	X		
Should the Town do more to protect open spaces, scenic properties and natural areas in Stowe?	X		
Do you support the installation of large-scale solar arrays in Stowe?		X	
Do you support the installation of large solar arrays in existing open meadows and agricultural fields in Stowe?		X	
Do you support installing solar panels on the Town's historic buildings, including the Akeley Building, Helen Day/ Library and Ski Museum?	X		
Do you feel that speeding is a problem in Stowe and that the Town should do more speed enforcement?		X	
Are you overall satisfied with the performance of your local government and the provision of municipal services in Stowe?	X		

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	Yes	No	Unsure
Do you support adopting a local 1% sales tax on goods and services in addition to the current 1% local option tax on rooms, meals and alcohol?	X		
Would you support a local 1% sales tax if the money was directed towards capital project(s) in general?	X		
Would you support a local 1% sales tax if the money was directed towards a specific capital project?	X		
Would you support a local 1% sales tax if they money was directed towards relocating / burying the Main Street overhead utilities?	X		
Would you support a local 1% sales tax if the money was directed towards reconstructing and expanding the Town's sidewalk network?	X		
Would you support a local 1% sales tax if they money was directed towards paving?	X		
Would you support a local 1% sales tax if was not committed to a specific purpose other than creating fiscal capacity and/or reducing the need to raise property taxes?	X		

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	Too Much	Too Little	Just Right
How do you feel about the rate of growth and development over the past 5 years?			X
How do you feel about the number of community events held in town each year?			X
How do you feel about the number of visitors that have been coming to Stowe in recent years?			X
How do you feel about the amount of capital spending that the Town allocates in the capital budget each year?		X	
How do you feel about the rate of land conservation activities over the past 5 years?			X

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, March 5, 2018  
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on March 5, 2018, starting at 5:30 p.m.

**Members Present:**

Mila Lonetto, Chair  
Brian Hamor, Vice Chair  
Chuck Ebel  
Neil Percy  
Chuck Baraw  
Arnie Ziegel

**Members Absent:**

Bob Davison

**Others present:** Tom Jackman, Director of Planning.

**Minutes**

The minutes of the February 5<sup>th</sup> meeting were approved on a motion by Mr. Ebel, seconded by Mr. Ziegel.

**Updates and Reports**

Mr. Jackman updated the Commission on the Zoning Director hiring process. A candidate has been offered the position contingent on a background check and she has accepted. She has 11 years of planning and zoning experience and is currently the zoning administrator in Montpelier. She will start on April 16. Rich Baker's retirement party will be on April 19. PC members are invited.

Mr. Jackman has scheduled representatives from SunCommon to attend the March 19 meeting to present a project to construction 2 car canopies with solar panels, totaling 139kW in the Alchemist's parking lot.

Mr. Jackman informed the Commission that S.204, regulating short-term rentals was voted out of committee and is making its way through the Senate. Passage is in doubt because the Governor does not want to adopt any new fees or taxes.

**Town Plan Update**

The Commission began review of the 2015 Stowe Town Plan implementation tasks to ensure progress in the ongoing implementation of the Plan and to begin the process of a partial Town Plan update. The changes will be incorporated into the next working draft of Chapter 5.

The meeting was adjourned at 7:00.

Respectfully submitted, Tom Jackman, Director

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, March 19, 2018  
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on March 19, 2018, starting at 5:30 p.m.

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**Members Present:**

Mila Lonetto, Chair  
Brian Hamor, Vice Chair  
Chuck Ebel  
Neil Percy

**Members Absent:**

Bob Davison  
Chuck Baraw  
Arnie Ziegel

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**Others present:** Sarah Shaw and Mike McCarthy from SunCommon and Tom Jackman, Director of Planning.

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**Alchemist Solar Canopy Project**

Mr. McCarthy and Ms. Shaw presented the Alchemist's application for a Certificate of Public Good to construct two car canopy solar arrays totaling 139kW in the Alchemist Brewery parking lot located at 100 Cottage Club Rd.

- This will be SunCommon's largest solar car canopy project thus far.
- The structure will be powder-coated black steel. The design is intended to have a modern look as to not conflict with the building.
- The structures are sited to be partially blocked by the building.
- Will produce 40% of the Alchemist's electricity needs.
- Three trees will need to be removed, which will require DRB approval because they are included in the approved site plan for the brewery.

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Mr. Ebel motioned to have Mr. Jackman draft a letter of support for the project. The motion was seconded by Mr. Hamor and passed unanimously.

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**Minutes**

The minutes of the March 5<sup>th</sup> meeting were approved on a motion by Mr. Ebel, seconded by Mr. Hamor.

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Mr. Jackman let the Commission know that Rich Baker's retirement party will be on April 26 instead of April 19 as originally planned.

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There will not be a meeting on April 2<sup>nd</sup>.

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The meeting was adjourned at 6:40.

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Respectfully submitted, Tom Jackman, Director

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, May 7, 2018  
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on May 7, 2018, starting at 5:30 p.m.

**Members Present:**

Mila Lonetto, Chair  
Chuck Ebel  
Neil Percy  
Chuck Baraw  
Arnie Ziegel  
Bob Davison

**Members Absent:**

Brian Hamor, Vice Chair

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**Others present:** Lea Kilvyadova, Lamoille County Planning Commission and Tom Jackman, Director of Planning.

**LCPC Presentation**

Ms. Kilvyadova gave the Commission an overview of the work of LCPC and various projects that they have been involved with, including:

- Lamoille County Housing Study
- Developing trailheads on the Lamoille Valley Rail Trail
- Green Mountain Byway
- Feasibility of establishing a methane digester to produce power using waste from the various breweries in the region.
- Jeffersonville Greenway Bridge reconstruction
- Johnson area-wide brownfields plan

Ms. Kilvyadova also mentioned that she had been approached by a developer considering the possibility of constructing a 5 megawatt solar facility along Rte. 100 in Morristown. This stimulated a conversation about the appropriateness of having a large solar array along Rte. 100.

**Minutes**

The minutes of the March 5<sup>th</sup> meeting were approved on a motion by Mr. Ebel, seconded by Mr. Davison.

**Election of Officers**

Mr. Davison nominated Ms. Lonetto and Mr. Hamor to serve as Chair and Vice-Chair for another term. The motion was seconded by Mr. Ziegel and passed unanimously.

The meeting was adjourned at 6:45.

Respectfully submitted, Tom Jackman, Director

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, May 21, 2018  
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on May 21, 2018, starting at 5:30 p.m.

**Members Present:**

Mila Lonetto, Chair  
Brian Hamor, Vice Chair  
Chuck Ebel  
Neil Percy  
Chuck Baraw  
Arnie Ziegel  
Bob Davison

**Members Absent:**

**Others present:** Sarah McShane, Zoning Director and Tom Jackman, Director of Planning.

**Introduction of New Zoning Administrator**

Ms. McShane, the newly-hired Zoning Director attended the first part of the meeting to meet the Commission and answer questions about herself.

**Minutes**

The minutes of the May 7<sup>th</sup> meeting were approved on a motion by Mr. Davison, seconded by Mr. Ebel.

**Town Plan Update**

The Commission completed its review of the Implementation Tasks of Chapter 5, making a few changes to the draft that Mr. Jackman provided, which will be incorporated into the public hearing draft.

The meeting was adjourned at 6:45.

Respectfully submitted, Tom Jackman, Director of Planning



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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, June 4, 2018  
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on June 4, 2018, starting at 5:30 p.m.

**Members Present:**

Mila Lonetto, Chair  
Brian Hamor, Vice Chair  
Chuck Ebel  
Neil Percy  
Chuck Baraw  
Arnie Ziegel  
Bob Davison

**Members Absent:**

**Others present:** Tom Jackman, Director of Planning.

**Minutes**

The minutes of the May 21<sup>th</sup> meeting were approved on a motion by Mr. Davison, seconded by Mr. Ebel.

**Town Plan Update**

The Commission completed its reviewed the public hearing draft of the Town Plan revisions and made no changes. Mr. Jackman will schedule the public hearing for August 7.

The next meeting is scheduled for July 2.

There will not be a meeting on July 16.

The meeting was adjourned at 6:30.

Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, August 6, 2018  
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on August 6, 2018, starting at 5:30 p.m.

**Members Present:**

Mila Lonetto, Chair  
Brian Hamor, Vice Chair  
Chuck Ebel  
Chuck Baraw  
Bob Davison

**Members Absent:**

Neil Percy  
Arnie Ziegel

**Others present:** Tasha Wallis and Seth Jensen from LCPC and Tom Jackman, Director of Planning.

**Minutes**

The minutes of the June 4<sup>th</sup> meeting were approved on a motion by Mr. Davison, seconded by Mr. Ebel.

**Presentation by LCPC**

Ms. Wallis provided an overview of LCPC's work to the Commission. Most recently, LCPC was awarded a \$345,000 grant from the Northern Borders Commission for a \$700,000 project to improve parking in Smugglers' Notch.

**Municipal Planning Grant**

Mr. Jensen presented a proposal for LCPC to apply for a MPG on behalf of the towns of Stowe and Hyde Park to do the necessary background work to determine if would be beneficial to the community to participate in FEMA's Community Rating System. The benefits of the CRS Program include:

- Lowering flood insurance rates
- Reduced local match for FEMA-funded repairs during a Federally Declared Disaster
- More competitive for some hazard mitigation grants

Mr. Ebel motioned to approve applying for an MPG. Mr. Davison seconded and the motion passed unanimously.

**Short-term Rentals**

The Commission discussed whether to move forward with the proposed zoning revisions to regulate STRs locally now that the state has established a registration system for STRs. On a motion by Mr. Davison, seconded by Mr. Ebel, the Commission decided to recommend to the Selectboard just to amend the definition of dwelling unit as follows:

**Unit, Dwelling:** One or more rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy or rental or lease ~~on a weekly, monthly or longer basis,~~ and physically separated from any other rooms or dwelling units which may be in the same building, and containing independent cooking and sleeping facilities and bath facilities. Does not include an accessory apartment to a single-family dwelling **for the purpose of density calculations.**

The meeting was adjourned at 6:35. The next meeting will be the public hearing on the Town Plan revisions on August 20.

Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, August 20 2018  
Minutes**

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The Stowe Planning Commission held a public hearing at the Akeley Memorial Building on August 20, 2018, starting at 5:30 p.m.

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**Members Present:**

Mila Lonetto, Chair  
Chuck Ebel  
Chuck Baraw  
Bob Davison  
Neil Percy  
Arnie Ziegel

**Members Absent:**

Brian Hamor, Vice Chair

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**Others present:** Stewart Clark, Worcester Planning Commission, Caleigh Cross and Tom Jackman, Director of Planning.

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**Public Hearing on Proposed Town Plan Revisions**

Ms. Lonetto opened the hearing. Mr. Clark stated his appreciation for the new section in the Town Plan regarding the importance of the Shutesville Hill Wildlife Corridor. However, he pointed out that there was a disconnect between that section and Energy Section, which essentially stated that the siting of renewable energy facilities in highly significant habitat blocks could be considered. After some discussion Mr. Jackman said that it was basically a mistake due to the multiple iterations of that section in an attempt to be in conformance with the Lamoille County Regional Energy Plan and that it was essentially a cut and paste error. Mr. Clark was satisfied and thanked the Commission for their work.

Ms. Lonetto closed the hearing. Mr. Davison motioned to recommend the proposed Town Plan revisions to the Selectboard. Mr. Ebel seconded and the motion passed unanimously.

Mr. Jackman informed the Commission that the Selectboard would be discussing the proposed zoning amendments to regulate short-term rentals at their next meeting on August 27 and encouraged the members to attend if they are able.

The meeting was adjourned at 6:25 PM.

Respectfully submitted, Tom Jackman, Director of Planning

1 **PLANNING COMMISSION**  
2 **TOWN OF STOWE**  
3 **Monday, September 17, 2018**  
4 **Minutes**

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6 The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on September  
7 17, 2018 starting at 5:30 p.m.  
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9 **Members Present:**

Mila Lonetto, Chair  
Brian Hamor, Vice Chair  
Chuck Ebel  
Bob Davison  
Chuck Baraw  
Arnie Ziegel  
Neil Percy

**Members Absent:**

10 **Others present:** Tom Jackman, Director of Planning.  
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12 **Minutes**

13 The minutes of the August 20<sup>th</sup> meeting were approved on a motion by Mr. Ebel, seconded by Mr. Ziegel  
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15 **Planning Commission Priorities**

16 The Commission began a discussion on what they would like to focus their attention on in the coming  
17 months. Ms. Lonetto asked the question “What do we want to be planning for?”

18 Mr. Ziegel expressed concern about how does the town maintain its livability while growth and  
19 development continue to happen.

20 Mr. Ebel acknowledged that we want to grow, but the question is how much?

21 Mr. Ziegel asked how we can maintain diversity as Stowe becomes a more expensive place to live.

22 Ms. Lonetto asked members to consider what issues or problems can be work on that we can actually  
23 have some impact. She also asked the question of what infrastructure improvements are needed to support  
24 ongoing growth.  
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26 With several members wanting to attend another event in town, the meeting was adjourned at 6:30.  
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28 There will not be a meeting on October 1<sup>st</sup>. Instead, Commission members are encouraged to attend the  
29 10/9 Selectboard meeting, when they will be discussing the proposed Town Plan and zoning revisions.  
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31 Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, November 5, 2018  
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on November 17, 2018 starting at 5:30 p.m.

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**Members Present:**

Mila Lonetto, Chair  
Chuck Ebel  
Bob Davison  
Chuck Baraw  
Neil Percy

**Members Absent:**

Brian Hamor, Vice Chair  
Arnie Ziegel

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**Others present:** Tom Jackman, Director of Planning.

**Minutes**

The minutes of the September 17<sup>th</sup> meeting were approved on a motion by Mr. Ebel, seconded by Mr. Davison.

**Planning Commission Priorities**

The Commission continued a discussion on what they would like to focus their attention on in the coming months. Ms. Lonetto wondered if there was anything the Town could do to connect businesses with employees and brought up the subject of the lack of affordable housing for local workers.

Mr. Davison suggested that if the Town was serious about creating affordable housing then Mayo Farm could be considered.

Ms. Lonetto spoke to the need for more public transportation to make it easier for out of town workers to commute.

Mr. Percy stated that it should be up to the business community to get together to create more housing for workers. He suggested that Trapps has plenty of land that could be developed.

The commission came up with 2 possible topics to discuss in 2019:

- Should the town actively consider purchasing land to use to develop affordable housing?
- Developing a survey for business owners to give to their employees (work with SAA?)

At this point it is questionable whether the PC will be able to have a quorum at any of the regularly scheduled meeting for the rest of the year.

The meeting was adjourned at 6:40.

Respectfully submitted, Tom Jackman, Director of Planning