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**PLANNING COMMISSION
TOWN OF STOWE
Monday, January 7, 2019
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on January 7, 2019 starting at 5:30 p.m.

Members Present:

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

Members Absent:

Neil Percy
Bob Davison

Others present: Tom Jackman, Director of Planning.

Minutes

The minutes of the November 17th meeting were approved on a motion by Mr. Hamor, seconded by Mr. Ebel.

Updates

Mr. Jackman provided updates on the capital budget and the status of the Enhanced Energy Plan. The only item on the capital budget is \$285,000 to reconstruct the Rec Path from bridge #1 to #2. \$143,163 from local option tax revenue will go towards the bond payment for undergrounding/relocating the Main St. utility lines.

LCPC will certify the Enhanced Energy Plan at their 1/22 board meeting.

The Commission approved the Planning Commission/Planning Department report for the Annual Report.

Town Meeting Survey

The Commission reviewed the draft Town Meeting survey and added 2 questions:

- Would you personally use a satellite parking lot and take a bus to ski rather than parking at Stowe Mountain Resort?
- Are you interested in actively participating in town government?

The meeting was adjourned at 6:50.

Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, March 4, 2019
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on March 4, 2019 starting at 5:30 p.m.

Members Present:

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

Members Absent:

Bob Davison

Others present: Tom Jackman, Director of Planning.

Minutes

The minutes of the January 7 meeting were approved on a motion by Mr. Ebel seconded by Mr. Baraw.

Updates

Mr. Jackman provided copies of the Town Meeting survey for the Commission to review. The main takeaways were:

- People don't like traffic signals, except for the West Hill Rd. intersection
- There is still support for a roundabout at Moscow Rd.
- Huge support for banning single-use plastic bags
- Clear support for increased funding for LHP

Ms. Lonetto suggested that for next year's survey, there be a brief explanation with some background information before each question.

Planning Commission Attendance

Ms. Lonetto brought up the subject of how hard it's been to have a quorum the past six months and suggested that it would be great if any members who are having a hard time making it to meetings on a regular basis consider stepping down from the Commission in order to make room for someone else. There are a number of people who are interested in serving on the Commission.

This led to a discussion about meeting days and all agreed that because of the number of holidays that fall on Mondays, and people taking long weekends, Tuesdays would be a better meeting night.

Mr. Jackman said that the first meeting in May is the PC's annual meeting when the Rules of Operation are reviewed and this would be a good time to change the meeting time moving forward.

Housing Needs Summit

Mr. Jackman gave a brief overview of what he said on Stowe's behalf as a panelist at the summit. Mr. Ebel expressed surprise that 52% of the people that work in Stowe, live in Stowe.

Commissioners agreed that affordable housing is a regional issue and it would make for sense to figure out how Stowe can support affordable housing in the region, rather than trying to make it happen in Stowe, where land values and housing costs are so much higher than surrounding communities.

Mr. Jackman handed out the Housing policies and implementation tasks from the 2018 Stowe Town Plan, which the Commission will review at a future meeting.

46 **Zoning Revisions**

47 Mr. Jackman handed out the implementation tasks from the Town Plan related to zoning. He also let the
48 Commission know that Sarah McShane was working on some revisions to help clarify some sections and
49 to make some changes based on issues that have arisen from the development review process. She will try
50 to be ready to come to the next PC meeting.

51
52 There will not be a meeting on April 1. The next meeting will be April 15.

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54 The meeting was adjourned at 7:00.

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56 Respectfully submitted, Tom Jackman, Director of Planning

1 **PLANNING COMMISSION**
2 **TOWN OF STOWE**
3 **Monday, March 4, 2019**
4 **Minutes**

5
6 The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on April 15,
7 2019 starting at 5:30 p.m.
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10 **Members Present:**

Mila Lonetto, Chair
Chuck Ebel
Chuck Baraw
Neil Percy

Members Absent:

Bob Davison
Brian Hamor, Vice Chair
Arnie Ziegel

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

13 **Minutes**

14 The minutes of the March 4th meeting were approved on a motion by Mr. Percy seconded by Mr. Ebel.

15 **Updates**

16 Mr. Jackman provided the following updates:

- 17 • The lowest bid for the village sidewalk project was submitted by Dale Percy Construction at \$3.7
- 18 million.
- 19 • The Lamoille Housing Partnership will be holding a follow-up Housing Solutions summit on
- 20 May 1 at 9:00
- 21 • The Lower Village sidewalk is scheduled to be finished by 7/1.

22
23 The Commission discussed the idea of changing the regular meeting times to the second and fourth
24 Tuesdays, but ultimately decided to leave it as it is.
25

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27 **Zoning Revisions**

28 The Commission reviewed the implementation tasks from the Town Plan related to zoning. Because the
29 2018 Town Plan update was only a partial one and the Commission completed a round of zoning
30 revisions in 2017, only a few items were suggested:

- 31 • Adding the conserved 750-acre Story property to the Forest Reserve District.
- 32 • Consider prohibiting new development in the Flood Hazard Area.
- 33 • Review the density and dimensional standards.

34
35 The Commission discussed the idea of inclusionary zoning, but decided that it would not create enough
36 affordable housing units to make a difference and would place a financial burden on developers.
37

38 The next meeting will be May 6th. Sarah McShane will attend to discuss potential zoning revisions based
39 on issues that have arisen from the development review process.
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41 The meeting was adjourned at 7:00.
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43 Respectfully submitted, Tom Jackman, Director of Planning

1 **PLANNING COMMISSION**
2 **TOWN OF STOWE**
3 **Monday, May 20, 2019**
4 **Minutes**

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6 The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on May 20,
7 2019 starting at 5:30 p.m.
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9 **Members Present:**

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

Members Absent:

Brian Hamor, Vice Chair
Arnie Ziegel

10 **Others present:** Steven Foster and Sarah McShane, Zoning Director.
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12 **Minutes**

13 The minutes of the March 4th meeting were approved on a motion by Mr. Ebel seconded by Mr. Davison.
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15 **Zoning Revisions**

16 Ms. Lonetto reported on the process of updating the zoning regulations and the need to clarify the
17 provisions for administrative review for conditional uses. Ms. McShane was present and provided
18 an overview of possible zoning revisions. Members discussed draft language related to
19 administrative review for changes to approved conditional uses. Steven Foster, a member of the
20 Stowe business community, reported the need for greater administrative allowances. The
21 Commission reviewed the draft language and agreed if a project clearly met the regulations, it
22 should be eligible for administrative review.

23 Members discussed undue adverse impact and additions to buildings. Members suggested possibly
24 adding a percentage of building size to list of administrative review provisions. Members discussed
25 defining clear standards and definitions. Discussion ensued about façade changes for conditional
26 uses. Members generally felt if the building was not subject to design review, that it shouldn't
27 require a permit. Mr. Ebel suggested developing a table outlining exempt activities, activities
28 eligible for administrative review, and projects that require a public hearing. Members agreed that
29 the last three draft provisions should be eligible for administrative review.

30 Members briefly reviewed the draft damaged and destroyed building provisions.

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32 The meeting was adjourned at 7:00.
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34 Respectfully submitted, Sarah McShane, Zoning Director

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, June 3, 2019
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on June 3, 2019 starting at 5:30 p.m.

Members Present:

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

Members Absent:

Neil Percy

Others present: Tom Jackman, Director of Planning.

Minutes

The minutes of the May 20th meeting were approved on a motion by Mr. Ebel seconded by Mr. Davison.

Updates

Mr. Jackman explained a proposal to have the Selectboard adopt interim zoning within the Stowe Designated Downtown for businesses to be allowed to have sandwich board signs during the period of time that the village sidewalk construction is happening. The sandwich boards would not be allowed in the town highway ROW and they can't interfere with pedestrians and construction activities and would have to be removed at the end of each business day. . The period of time of the interim zoning would be from the date of adoption to November 15. The Selectboard could readopt next year, if necessary. Commissioners unanimously agreed to support the interim zoning.

Mr. Jackman also explained the intention to reclassify portions of 3 town highways:

- An unpassable portion of Sanborn Rd. from Class 4 to Legal Trail
- An unpassable and unmaintained portion of Old County Rd. from Class 4 to Legal Trail. These 2 sections of roads would be exempt from the MRGP if downgraded to trails.
- A portion of Cotton Brook Rd. from Class 3 to Class 4. Cotton Brook Rd. is not plowed past the first parking area, so reclassifying would bring its status and maintenance practices in alignment.

Zoning Revisions

The Commission spent the rest of the meeting talking about administrative review of conditional uses and activities that are exempt from needing a zoning permit. Particular attention was given to façade changes on existing conditional uses. It was acknowledged that outside of the SHOD there are no guidelines for building detailing, so there is nothing for the DRB to review other than whether they like the proposed changes or not.

Mr. Ziegel proposed the example of how would members like it if the former Whiskers building, which has a farmhouse look, were to completely replace the front façade with glass walls and windows. There was general agreement that this could adversely impact the character of the area, so some level of control might be necessary. The discussion will continue at the June 17th meeting.

43 The meeting was adjourned at 7:00.

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45 Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, June 17, 2019
Minutes**

9 The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on
10 June 17, 2019 starting at 5:30 p.m.

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Members Present:

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

Members Absent:

None

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Others present: Tom Jackman, Director of Planning.

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Minutes

18 The minutes of the June 3rd meeting were approved on a motion by Mr. Hamor, seconded by Mr.
19 Ebel.

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Election of Officers

22 Mr. Ziegel motioned to nominate Ms. Lonetto to serve as Chair. Mr. Ebel seconded the motion
23 and Ms. Lonetto was unanimously elected.

24 Mr. Ziegel motioned to nominate Mr. Hamor as Vice Chair. Mr. Ebel seconded the motion and
25 Mr. Hamor was unanimously elected.

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Zoning Revisions

28 Mr. Jackman presented a letter from John Zicconi, Executive Secretary of the Vermont
29 Transportation Board. The letter stated that the Board, which approves aviation facilities, has
30 seen an increase in the number of applications for helicopter landing areas in recent times and
31 has discovered that many towns do not address them in their zoning. The Commission had a
lively discussion about whether to prohibit them or not. Mr. Ebel advocated for prohibiting them,
but others were concerned that they did not have enough information to make a decision and
wanted to avoid unintended consequences. These facilities are governed by 5 V.S.A, Section
207, but the statute does not clearly define what constitutes a helicopter landing facility. With
that in mind, Mr. Jackman will invite Mr. Zicconi to an upcoming meeting to provide clarity.

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With Main St. planned to close at 7:00 for the village sidewalk project, the meeting was
adjourned early at 6:40

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Respectfully submitted, Tom Jackman, Director of Planning

1 **PLANNING COMMISSION**
2 **TOWN OF STOWE**
3 **Monday, August 19, 2019**
4 **Minutes**

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6 The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on
7 August 19, 2019 starting at 5:30 p.m.
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Members Present:

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

Members Absent:

None

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10 **Others present:** John Zicconi, Executive Secretary of the VT Transportation Board and Tom
11 Jackman, Director of Planning.
12

13 **Regulation of Aviation Facilities**

14 Mr. Zicconi gave an overview of how aviation facilities are regulated in Vermont with a
15 particular emphasis on helicopter landing pads.

- 16 • The Transportation Board is tasked with the authority to approve them.
- 17 • The threshold for requiring approval is more than 10 trips per year.
- 18 • A heli-pad doesn't have to be a built facility. It can be a lawn.
- 19 • The T-Board only considers safety in their evaluation of an application, not land use.
20 That is up to the local zoning. The federal government, which also has to approve them,
21 only looks at the air space.

22 Mr. Zicconi expressed surprise that Stowe hasn't seen an application for a heli-pad. The T-Board
23 has seen applications go from 1 every couple of years to 3 – 4 per year. He is encouraging
24 communities to consider adopting zoning to address heli-pads so that they have the ability to
25 have some control over them from a land use perspective.
26

27 The Commission discussed limiting them to certain zoning districts, requiring a large setback
28 from property lines and having a minimum parcel size. Through conditional use review, the
29 Town could also limit the hours of operation or the number of trips. The consensus was that the
30 Town shouldn't outright prohibit them. Mr. Ziegel summed it up by saying the Town should be
31 prepared and not be taken by surprise. Mr. Jackman will do some research to find out how other
32 communities have addressed aviation facilities in their zoning.
33

34 **Minutes**

35 The minutes of the June 17 meeting were approved on a motion by Mr. Hamor, seconded by Mr.
36 Ebel.

37 The meeting was adjourned at 6:45. The next meeting will be on September 16.
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39 Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, September 16, 2019
Minutes**

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The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on September 16, 2019 starting at 5:30 p.m.

Members Present:

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

Members Absent:

Arnold Ziegel

Others present: Tom Jackman, Director of Planning.

Minutes

The minutes of the August 19 meeting were approved on a motion by Mr. Hamor, seconded by Mr. Davison.

Regulation of Helipads

Mr. Jackman provided a list of criteria that other various communities around the country have in their zoning regulations relative to regulating helipads in order to provide a basis for discussion. The Commission discussed various criteria and tentatively decided the following:

- Allow them for residential or emergency management use, but not for commercial use. The Morrisville/Stowe airport is adequate for commercial use.
- Minimum setback of 500 ft. from property lines.
- With a 500 ft. setback there might not be a need to have a minimum lot size. A minimum lot size of 25 acres was discussed. Mr. Jackman will prepare a map for the next meeting showing all the parcels in town 25 acres or greater.
- Limit the number of occupants of a helicopter to 5 in order to limit the size of helicopters to limit amount of noise generated.
- Limit the hours of operation from 7:00 AM to 7:00 PM.
- Limit the frequency of flights to no more than 2 landings per day.
- No more than one helipad per property.
- The use of helipads should be limited to persons occupying the property and their guests.
- Possibly include a height restriction above houses.
- Have a waiver provision whereby the DRB can waive any of these provision for a helipad used exclusively for emergency management/medical evacuations.

Potential definition of helipad: An area of defined dimensions designated for the landing and takeoff of helicopters requiring permit approval from the Vermont Transportation Board under 5 V.S.A., Section 207 and involving more than 10 takeoffs or landings each year.

Mr. Jackman will write up a proposed zoning amendment regulating helipads for review at the next meeting.

The meeting was adjourned at 6:50. The next meeting will be on October 7.

Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, October 7, 2019
Minutes**

10 The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on October 7,
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Members Absent:

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Members Present:

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

Others present: Drew Clymer, Tyler Mumley, Doug White and Tom Jackman, Director of Planning.

Minutes

The minutes of the September 16 meeting were approved on a motion by Mr. Hamor, seconded by Mr. Davison.

Development Trends

Mr. Clymer, Chair of the DRB attended the meeting to talk about recent development trends that the DRB has noticed in recent times: Flat and square is gone. Most of the easier parcels to develop are gone and more substandard parcels are being developed. Applications are getting more complex. When they reviewed the application for a paddle tennis court, but had no standards to go by. More engineers and architects are presenting applications. The regulations need to be more robust.

Mr. Ebel: We don't know what the grey areas are unless the DRB gives us input. Ms. Lonetto agreed and asked for ongoing input whenever the DRB sees areas that need improvement and it's really necessary to have specifics.

Mr. Hamor: We should beef up the descriptions of the zoning districts.

Mr. Ziegel: Are you happy with the hostel? Both Mr. Clymer and Mr. said "yes".

Mr. Clymer asked the PC to go through the regulations and change "should" to "shall" and asked to update the lighting standards to be more night sky compliant. He also stated that people only really care about development proposals when they're in their backyards. They want to protect what they have and don't want more development near them.

Mr. White complimented the PC on the quality of the zoning regulations and he stated that people care a lot about increasing traffic.

Mr. Clymer committed to give feedback to the ZA after every meeting to be communicated to Mr. Jackman to bring to the PC.

Ms. Lonetto thanked Mr. Clymer for attending and stated that she looks forward to working more closely with the DRB.

44 **Regulation of Helipads**
45 Mr. Jackman presented draft zoning revisions for regulating helipads. They tentatively agreed to the
46 following:
47

48 **4.18 Helipads (Helicopter Takeoff and Landing Areas)**

49 The DRB may issue a Conditional Use Permit for the operation of a helipad after finding that all
50 the following conditions are met:

- 51 1. A minimum setback of 500 ft. from property lines.
- 52 2. The number of occupants of a helicopter is limited to five (5).
- 53 3. The hours of operation are limited from 7:00 AM to 7:00 PM.
- 54 4. There shall be no more than 2 landings per day.
- 55 5. There shall be no more than one helipad per property.
- 56 6. The use of helipads shall be limited to persons occupying the property and their guests.
- 57 7. The helipad shall not be lighted.

58 The DRB may waive any of these provisions for a helipad used exclusively for emergency
59 management/medical evacuations.

60 **Helipad:** An area of defined dimensions designated for the landing and takeoff of helicopters
61 requiring permit approval from the Vermont Transportation Board under 5 V.S.A., Section 207
62 and involving more than 10 takeoffs or landings each year

63 After more discussion about the pros and cons of regulating helipads, Mr. Ziegel motioned to prohibit
64 them in town except for emergency management. Mr. Davison seconded the motion and it was defeated
65 by a vote of 3 – 4. The Commission will continue the discussion at a later date.

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68 The meeting was adjourned at 7:00. The next meeting will be on October 21. Mr. Ziegel and Ms. Lonetto
69 will be unable to attend.

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71 Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, October 21, 2019
Minutes**

10 The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on October 21,
11 2019 starting at 5:30 p.m.

12 **Members Present:**

13 Chuck Ebel
14 Chuck Baraw
15 Bob Davison
16 Brian Hamor, Vice Chair

17 **Members Absent:**

18 Mila Lonetto, Chair
19 Neil Percy
20 Arnold Ziegel

21 **Others present:** Eric Gershman and Tom Jackman, Director of Planning.

22 **Minutes**

23 The minutes of the October 7 meeting were approved on a motion by Mr. Ebel, seconded by Mr. Davison.

24 **MRV Boundary Extension Request**

25 Mr. Gershman, owner of the Gables Inn property, was in attendance to request that the boundary of the
26 Mountain Road Village zoning district be expanded to include his property, which is located at the edge
27 of the Highway Tourist district. He has a permit to demolish the building and is planning to construct a
28 new building which will contain a restaurant and lodging rooms. The Inn and adjacent building currently
29 contain 18 lodging units. He property consists of 2 lots totaling 2.4 acres. Currently he could have a
30 maximum of 20 units. If in the MRV he could have 29 lodging units. He would like to be in the MRV to
31 be able to have as many units as possible. Mr. Gershman acknowledged that a change in a zoning district
32 boundary should have a community benefit. The restaurant would be managed by someone with well-
33 established restaurant experience.

34 Mr. Hamor, who chaired the meeting in Ms. Lonetto's absence, told Mr. Gershman that in fairness to him,
35 the Commission won't make a decision until they have all members present and that they would review
36 the request within the context of reviewing all the zoning districts.

37 Mr. Baraw commented the there is a natural boundary to the MRV formed by the river. Mr. Davison
38 stated that the MRV is supposed to be confined. There was concern expressed by several members that
granting this request to one property owner could lead to others making the same request and that would
impact the integrity of the MRV as a locally-designated growth center.

The meeting was adjourned at 6:40. The next meeting will be on November 4. In place of the November
18 meeting, there will be a community forum on broadband access hosted by Heid Scheuremann.

Respectfully submitted, Tom Jackman, Director of Planning

1 **PLANNING COMMISSION**
2 **TOWN OF STOWE**
3 **Monday, November 4, 2019**
4 **Minutes**

5
6 The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on
7 November 4, 2019 starting at 5:30 p.m.
8

Members Present:

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

Members Absent:

Arnold Ziegel
Brian Hamor, Vice Chair

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

11 **Minutes**

12 The minutes of the October 21 meeting were approved on a motion by Mr. Davison, seconded by
13 Mr. Ebel.
14

15 **Helipads**

16 Mr. Davison motioned to prohibit helipads that require approval from the VT Transportation
17 Board, except for emergency management purposes. Mr. Ebel seconded and the motion passed
18 4-1 with Mr. Perch voting in the negative.
19

20 **Review of Zoning District Descriptions**

21 The Commission began its review of the descriptions of the zoning districts which led to a
22 discussion of Resort PUDs in residential districts and is it desirable to have them in the RR-3 and
23 RR-5 districts. Allowing them conflicts with the Stowe Town Plan, which says: *The rural*
24 *character of Stowe's residential countryside, designated as RR-3 and RR-5, will be maintained by: c.*
25 *Limiting land uses to moderate to low density residential development, farming and forestry, outdoor*
26 *recreation and home occupations.*

27 Mr. Jackman prepared a map showing all of the private non-conserved parcels in town greater
28 than 100 acres, where Resort PUDs could be developed. Much of the 100+-acre parcels are in the
29 RHOD or within mapped significant habitat blocks. The commission discussed limiting them to
30 the sewer service district, prohibiting them in RR-3 and RR-5, and prohibiting them all together.
31

32 In talking about PUDs in general, Mr. Jackman was asked to research other communities that
33 require clustering in certain circumstances and the requirement of a certain percentage of open
34 space. The Commission will review the Resort PUD regulations at the next meeting on
35 December 2.
36

37 There will be no meeting on November 18 due to the community forum on broadband happening
38 that night. The meeting adjourned at 6:50 PM.
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40 Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, December 2, 2019
Minutes**

9 The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on December
10 2, 2019 starting at 5:30 p.m.

11 **Members Present:**

12 Mila Lonetto, Chair
13 Neil Percy
14 Arnold Ziegel
15 Brian Hamor, Vice Chair
16 Chuck Baraw
17 Bob Davison

18 **Members Absent:**

19 Chuck Ebel

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

21 **Minutes**

22 The minutes of the November 4 meeting were approved on a motion by Mr. Davison, seconded by Mr.
23 Percy.

24 **Resort PUD's.**

25 The Commission continued its discussion of Resort PUDs in residential districts and whether it desirable
26 to have them in the RR-3 and RR-5 districts. Allowing them conflicts with the Stowe Town Plan, which
27 says: *The rural character of Stowe's residential countryside, designated as RR-3 and RR-5, will*
28 *be maintained by: c. Limiting land uses to moderate to low density residential development,*
29 *farming and forestry, outdoor recreation and home occupations.*

30 Mr. Percy said that we should not restrict them.

31 Mr. Ziegel asked why would be want to have them in rural districts?

32 Mr. Davison said that we want mixed-use development, so we should allow them in all RR-districts and
33 change the Town Plan policy.

34 Ms. Lonetto stated that we have a very good Town Plan that advocated for concentrated development in
35 certain areas and scattered rural development elsewhere.

36 Mr. Ziegel expressed concern about having a large hotel in a rural area and impact on gravel roads that
37 are mud for a month.

38 Mr. Percy stated that if the Town purchased 100 acres and developed bike trails there would be just as
39 much if not more traffic.

40 Ms. Lonetto recommended prohibiting Resort PUD's in RR-3 and RR-5 unless municipal sewer service is
41 available.

42 Mr. Davison stated again that we should not limit them.

43 Mr. Percy motioned to prohibit Resort PUD's in the RR-3 and RR-5 zoning districts unless municipal
sewer service is available. Mr. Ziegel seconded and the motion passed 4-1 with Mr. Davison voting in the
negative and Mr. Hamor abstaining.

The next meeting will be on December 16. Mr. Baraw and Mr. Davison will be unable to attend. The
meeting was adjourned at 6:50 PM.

Respectfully submitted by Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, December 16, 2019
Minutes**

9 The Stowe Planning Commission held a regular meeting at the Akeley Memorial Building on December
10 16, 2019 starting at 5:30 p.m.

11 **Members Present:**

12 Neil Percy
13 Arnold Ziegel
14 Brian Hamor, Vice Chair
15 Chuck Ebel

16 **Members Absent:**

17 Mila Lonetto, Chair
18 Bob Davison
19 Chuck Baraw

20 **Others present:** Dave Wilkins, owner of Strawberry Hill Farm, and Tom Jackman, Director of Planning.

21 **Minutes**

22 The minutes of the December 2 meeting were approved on a motion by Mr. Percy, seconded by Mr. Ebel.

23 **Updates**

24 Mr. Jackman provided updates on the following:

- 25 • Rob Apple, SMR Planning Director for the past 25 years, had his position eliminated. We don't
26 know who the Town's main contact will be for future development.
- 27 • Ethan Carlson has purchased 3 buildings in a row in Moscow, including the old store, which he
28 plans to renovate into a commercial space, replicating the original façade.
- 29 • The Kingdom Trail's loss of 400 acres of trails because of 3 private property owners shutting
30 down the trails on their property to mountain biking. It may impact usage of Cady Hill Forest,
31 which is already extremely popular.

32 **Resort PUDs**

33 Mr. Wilkens was present to hear about the Commission's previous discussion of Resort PUDs. As owner
34 of SHF, he has over 100 acres, which makes him eligible for Resort PUD designation. Mr. Jackman
explained that the PC decided to recommend prohibiting them in the RR-3 and RR-5 zoning districts,
unless municipal sewer was available. He is contemplating different options for his property. He currently
rents out the house as a short-term rental.

The next meeting will be on January 6. Mr. Percy and Mr. Davison will be unable to attend. The meeting
was adjourned at 6:40 PM.

Respectfully submitted by Tom Jackman, Director of Planning