

1 **PLANNING COMMISSION**  
2 **TOWN OF STOWE**  
3 **Monday, February 16, 2016**  
4 **Minutes**

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6 The Stowe Planning Commission held a regular meeting on Monday, January 4, 2016 at the  
7 Akeley Memorial Building, starting at 5:30 p.m.  
8

**Members Present:**

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

**Members Absent:**

Bob Davison  
Neil Percy

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

13 The minutes of the January 4, 2016 meeting were approved on motion by Mr. Hamor, seconded  
14 by Ms. Lonetto.  
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16 **Planning Director's Report**

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18 Mr. Jackman explained that the Lamoille County Planning Commission received \$40,000 to hire  
19 a consultant to do intersection feasibility study for the West Hill Rd./Rte. 100 and Moscow  
20 Rd./Rte. 100 intersections. The project is to be completed by September 1.  
21

22 Mr. Jackman informed the Commission that an Act 250 permit application has been filed for a  
23 72-unit multi-family development off Mountain Rd., in the UMR zoning district. The purpose of  
24 the development is to provide rental apartments affordable to middle-income people. The DRB  
25 has already approved the project. Mr. Ziegel motioned to authorize Mr. Jackman to draft a letter  
26 of support for the project, indicating its conformance with the Stowe Town Plan  
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28 **Zoning Revisions**

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30 The Commission discussed the purpose of the Upper Mountain Road zoning district, the  
31 Meadowland Overlay District and workforce housing. No decisions were made regarding zoning  
32 amendments. Mr. Jackman will invite some targeted individuals to attend the March 7 meeting to  
33 discuss workforce housing and the redevelopment of lodging facilities into multi-family housing.  
34 Potential invitees include Dick Marron, David Wolfgang, George Lewis and Walter Frame.  
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36 The meeting was adjourned at 7:10.  
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38 Respectfully submitted,  
39 Tom Jackman, Director of Planning

1 **PLANNING COMMISSION**  
2 **TOWN OF STOWE**  
3 **Monday, March 7, 2016**  
4 **Minutes**

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6 The Stowe Planning Commission held a regular meeting on Monday, March 7, 2016 at the  
7 Akeley Memorial Building starting at 5:30 p.m.  
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**Members Present:**

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

**Members Absent:**

Neil Percy  
Bob Davison

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10 **Others present:** Rich Baker, Director of Zoning, Brian Leven, Ashley Goddard, Philip Perkins,  
11 Peter Tucker, Tommy Gardner, Shawn Kerivan, Chantal Kerivan, Rob Apple, and Billy Adams,  
12 Rich Marron

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14 **Minutes:**

15 No action was taken regarding the draft minutes of the previous meeting.  
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17 **Discussion of Possible Zoning Revisions to Support Middle-Income and Senior Housing**  
18 **Development**

19 The Commission invited the public to discuss ideas regarding possible zoning changes to  
20 encourage more middle-income and senior housing development.  
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22 Rich Marron suggested that the Highway-Tourist (HT) district multi-family density should be  
23 increased to the levels of the Mountain Road Village (MRV) district. He noted that the HT  
24 district was situated between the Village Commercial District (VC) and HT District and that  
25 development is essentially the same as the MRV District. He felt that this might make HT  
26 redevelopment more feasible. It was noted that the new Mountain Road sidewalks have  
27 expanded the concept of the village area since you can now walk to the village from the MRV  
28 District.  
29

30 Billy Adams questioned what were the goals for Mountain Road HT and MRV. Is it to  
31 encourage more housing, more retail, or more offices. He discussed the cost of new construction.  
32 He also expressed concerns about the loss of full-time residents.  
33

34 Peter Tucker discussed the Vermont Neighborhood Development Area designation. He also  
35 discussed grant funding through the Vermont Realtor Association to study smart growth.  
36

37 Shawn Kerivan discussed the current market situation with existing lodging facilities that are for  
38 sale.  
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40 There was a general discussion involving the public present, the Planning Commission members,  
41 and staff regarding housing issues. The following were issues identified:

- 42 • Land costs make it difficult to create moderate-priced housing
- 43 • New construction costs make it difficult to create moderate-priced housing
- 44 • Building code requirements for renovation of existing buildings sometimes make  
45 demolition and new construction more economical
- 46 • Existing density levels may make redevelopment in the HT District not economically  
47 feasible
- 48 • The current sewer and water allocation fees reduce the economic feasibility of moderate-  
49 priced housing
- 50 • It is often be more profitable to create more expensive housing versus moderate-priced  
51 housing

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53 Possible ideas discussed to assist with development of moderate-priced housing included:

- 54 • Modifying the HT density
- 55 • Increasing building height to allow for multi-story buildings which might result in lower  
56 construction costs
- 57 • Creating subsidies for moderate-priced housing as done in Aspen
- 58 • Creating a density bonus for moderate-priced housing

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60 The meeting was adjourned at 7:00.

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62 Respectfully submitted, Rich Baker, Director of Zoning

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, March 21, 2016  
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The Stowe Planning Commission held a regular meeting on Monday, March 21, 2016 at the Akeley Memorial Building starting at 5:30 p.m.

**Members Present:**

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

**Members Absent:**

Bob Davison  
Chuck Baraw  
Arnie Ziegel

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

**Minutes:**

The minutes of the March 7 meeting were approved on a motion by Mr. Hamor, seconded by Ms. Lonetto

**Discussion of Possible Zoning Revisions to Support Middle-Income Housing**

The Commission continued its discussion of housing that started at the March 7<sup>th</sup> meeting. Mr. Ebel stated, and the other members agreed, that a household would need to make at least \$100,000 to afford decent housing in Stowe. Ms. Lonetto stated that lodging owners in town feel trapped with their properties because they are not worth what they feel they would need to get from selling them. The consensus of the Commission is that the issue of providing new housing for middle-income households is more about economics, including land values and the market, than it is about the zoning regulations.

Mr. Percy expressed concern that increasing density would result in building additional expensive condos rather than more affordable housing. He would be concerned about the impact on property values if there was increase in the number of expensive condos.

Ms. Lonetto stated that the PC's role should be to decide the highest and best use of what might replace some of the distressed lodging facilities on Mountain Rd. and what those properties should look like once they're redeveloped. She asked to have Google Earth images of a few of those properties for the next meeting.

Mr. Percy asserted that Stowe needs to retain some of these lower end lodging facilities or else middle-income families will no longer be able to afford to visit. The market will determine what replaces these properties more than zoning will.

It was agreed that Stowe Mountain Resort wants to retain employees, they will have to be more involved in the construction of housing that would be affordable to those employees.

42 PC members questioned whether it's their role to change the zoning to try to save a few  
43 distressed property owners.

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46 The meeting was adjourned at 7:10.

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48 Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, May 2, 2016  
Minutes**

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The Stowe Planning Commission held a regular meeting on Monday, May 2, 2016 at the Akeley Memorial Building starting at 5:30 p.m.

**Members Present:**

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

**Members Absent:**

**Others present:** Graham Mink and Tom Jackman, Director of Planning

**Minutes:**

The minutes of the March 21 meeting were approved on a motion by Mr. Hamor, seconded by Mr. Percy.

**Village Density Discussion**

Graham Mink, local realtor and developer, who is renovating the former Lackey's building, spoke to the Commission about density and the economics of creating housing. Under current zoning he could have residential units on the property. He owns an apartment building across from the Public Safety Building with 7 units. He charges \$750 for 1 bedroom and 900 for 2 bedrooms. He purchased Lackey's for \$950,000 and will spend about that much in renovations and is putting in 4 apartments. He would like to see the density requirement in the village eliminated. Commission members expressed concern that eliminating density would just make more \$\$ for developers and not create housing affordable to middle-income folks.

**Zoning Regulation Amendments**

The Commission made the following decisions:

- Allow for 35' maximum height for mixed-use building with pitched roof, with a minimum 3:12 pitch, containing at least 2 dwelling units in the VC-10, VC-30, LVC, MRV and MRC zoning districts.
- Decrease the rear setback in the VC-10 from 35 ft. to 10 ft.
- Decrease the rear setback in the VC-30 from 50 ft. to 20 ft.
- Increase building coverage in the MRV/MRC from 15% to 20%.
- Eliminate the 2-acre minimum lot size for lodging facilities in the MRV/MRC.
- Decrease the setback requirements in the LVC to 10 ft. front, 10 ft. side and 10 ft. rear.
- Move the existing affordable housing density bonus from Section 12 Planned Residential Development and make it available for PUD's and in the VC-10, VC-30, LVC, MRV and MRC.

The meeting was adjourned at 7:10.

Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, May 16, 2016  
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The Stowe Planning Commission held a regular meeting on Monday, May 16, 2016 at the Akeley Memorial Building starting at 5:30 p.m.

**Members Present:**

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

**Members Absent:**

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

**Minutes:**

The minutes of the May 2 meeting were approved on a motion by Mr. Hamor, seconded by Mr. Percy.

**Election of Officers**

Mr. Baraw motioned to nominate Mr. Ebel as Chair. Mr. Ziegel seconded and the motion passed unanimously. Mr. Ziegel motioned to nominate Ms. Lonetto as Vice Chair. Mr. Ebel seconded and the motion passed unanimously.

**Zoning Regulation Amendments**

Mr. Jackman provided a comparison of the village density of a number of other Vermont towns which showed that with one exception in downtown Morrisville, the VC-10 has a higher density for multi-family units than other similar zoning districts in other towns.

The Commission made the following decisions:

- Change the multi-family density in the MRV, MRC and LVC from 1 unit per 10,000 sq. ft to 1 unit per 7,000 sq. ft. to come into alignment with the VC-30 district.
- Change the density for lodging units in the MRV and LVC from 1 unit per 4,000 sq. ft to 1 unit per 3,500 sq. ft.
- Change the density for lodging units in the MRC from 1 unit per 5,000 sq. ft to 1 unit per 3,500 sq. ft.

The meeting was adjourned at 7:10.

Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, June 6, 2016  
Minutes**

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The Stowe Planning Commission held a regular meeting on Monday, June 6, 2016 at the Akeley Memorial Building starting at 5:30 p.m.

**Members Present:**

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

**Members Absent:**

**Others present:** Rich Baker, Zoning Director & Tom Jackman, Director of Planning

**Minutes:**

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

**Zoning Regulation Amendments (food trucks and outdoor vending)**

The Commission reviewed the current regulations regarding the outdoor displays of merchandise, focusing on the following issues:

- Does the Town want to allow food trucks?
- Can a business have outdoor sales of items that are not sold inside?
- Can a retail business prepare and/or serve food outdoors?
- Can a business host a separate business to sell merchandise or food outdoors?

It was the consensus of the Commission:

- That food trucks could be allowed as Temporary Structures under the Zoning Regulations as a conditional use approved by the Development Review Board.
- It doesn't matter if a business sells different merchandise or food from what is sold inside.
- Retail businesses can sell food outside because the regulations don't distinguish between different types of retail items.
- It doesn't matter if it is a different business selling outdoors, but they can't have a separate sign.
- There should be a size threshold of 32 sq. ft. for carts selling food or merchandise outside a business.
- Carts greater than 32 sq. ft. could be allowed as Temporary Structures under the Zoning Regulations as a conditional use approved by the Development Review Board.
- Section 4.11 Temporary Structures should be amended to include **trucks and other registered vehicles and carts with an area greater than 32 sq. ft. selling or serving goods or food,**

The meeting was adjourned at 7:10.

Respectfully submitted, Tom Jackman, Director of Planning



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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, June 20, 2016  
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The Stowe Planning Commission held a regular meeting on Monday, June 20, 2016 at the Akeley Memorial Building starting at 5:30 p.m.

**Members Present:**

Chuck Ebel, Chair  
Brain Hamor  
Chuck Baraw  
Arnie Ziegel  
Bob Davison

**Members Absent:**

Mila Lonetto, Vice Chair  
Neil Percy

**Others present:** Michael Diender, owner of Sun & Ski Resort & Tom Jackman, Director of Planning

**Minutes:**

The minutes of the June 6 meeting were approved on a motion by Mr. Hamor, seconded by Mr. Ziegel.

**Sandwich Board Signs**

Mr. Diender was present to address the Commission about the zoning regulations related to sandwich boards. He has 2 set up on his property to direct guests to parking that can be seen from Mountain Rd. and has been told by Rich Baker, the zoning administrator, that he has to remove them.

Mr. Diender requested that the regulations be amended to allow for internal sandwich board signs. After a lengthy discussion, the Commission agreed to exempt “portable signs” that are no larger than 2” x 3” that are at least 50 ft. from the highway ROW.

The Commission asked Mr. Jackman to request that Mr. Baker issue a few tickets to repeat offenders who put out illegal signs in order to send a message to the community.

The meeting was adjourned at 7:00.

Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, July 18, 2016  
Minutes**

10 The Stowe Planning Commission held a regular meeting on Monday, July 18, 2016 at the Akeley  
11 Memorial Building starting at 5:30 p.m.

12 **Members Present:**

13 Chuck Ebel, Chair  
14 Mila Lonetto, Vice Chair  
15 Neil Percy  
16 Brain Hamor  
17 Chuck Baraw  
18 Arnie Ziegel  
19 Bob Davison

20 **Members Absent:**

21 **Others present:** Rachael Fussell (interested visitor) & Tom Jackman, Director of Planning

22 **Minutes:**

23 The minutes of the June 20 meeting were approved on a motion by Mr. Davison, seconded by Mr. Ziegel.

24 **Zoning Revisions**

25 **Section 14.3: Modification of Parking Requirements:**

26 The Commission agreed to add the following criteria to aid the DRB in determining what constitutes  
27 “unique usage or special conditions”:

- 28 (2) Where the DRB determines that a unique usage or special conditions exist, it may require  
29 off-street parking spaces and loading areas greater or lesser than the requirements of this  
30 section. **Unique usage or special conditions may include any one of the following:**  
31 **A. Proximity of the intended use to public parking areas and/or on-street parking;**  
32 **B. Proximity of the intended use to lodging facilities;**  
33 **C. Properties that were developed prior to the adoption of the Stowe Zoning**  
34 **Regulations;**  
35 **D. Properties that are nonconforming with respect to the amount of on-site parking**  
36 **for the use that currently exists that wish to expand that use;**  
37 **E. The addition of outdoor seating; or**  
38 **F. A building with multiple uses.**

39 **Proposed Source Protection Overlay District:** The Commission had a lively discussion about the draft  
40 proposal. No decisions were made and Mr. Jackman will invite Harry Shepard, Public Works Director, to  
41 the August 1 meeting.

42 **Section 8: Meadowland Overlay District:** The Commission reviewed the section and decided to change  
43 “shall” to “should” as follows:

44 8.4 **General Requirements**

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Lands within the MOD are subject to the development standards of the underlying district. Projects requiring DRB approval under these regulations, and/or subdivision review as defined by the Stowe Subdivision Regulations, shall meet the following standards.

- (1) Within the UMR and RR Districts, in order to preserve the open, agricultural character of designated meadowland and to protect the foreground views from vantage points along Route 108 westerly toward Mount Mansfield, development should avoid the placement of buildings, structures and/or parking areas in highly visible, prominent locations within the area designated as meadowland. Development ~~should~~**shall** be located on the non-meadowland portion of the site or, if locating on the non-meadowland portion of the site is not practical due to physical or environmental constraints, development shall be sited in a manner to carefully integrate the development into the meadowland while minimizing the adverse visual and environmental impacts.
- (2) Within the MRV and MRC Districts, development on designated meadowland shall be permitted in a manner which establishes a village green, said green to be formally defined by building façades, street edges or other appropriate defining elements. The defined green shall be of a size and shape that is consistent with traditional New England village greens; ~~should~~**shall** be oriented toward, and front upon, adjacent streams and public roads and highways; and shall be designed and managed to function as a public space. In no case shall the size of the defined green be less than thirty (30%) of the total size of the designated meadowland, or less than 1.5 acres, whichever is greater.

The meeting was adjourned at 7:10.

Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, August 15, 2016  
Minutes**

10 The Stowe Planning Commission held a regular meeting on Monday, August 15, 2016 at the Akeley  
11 Memorial Building starting at 5:30 p.m.

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**Members Present:**

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

**Members Absent:**

Chuck Ebel, Chair  
Brain Hamor

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**Others present:** Rachael Fussell (interested visitor) & Tom Jackman, Director of Planning

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**Minutes:**

The minutes of the August 1 meeting were approved on a motion by Mr. Davison, seconded by Mr.  
Baraw.

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**Zoning Revisions: Proposed Source Protection Overlay District**

Mr. Jackman reported out on the research he did regarding open-loop geothermal heating systems, which  
indicated that there seems to be no real concerns about contamination when the system is properly  
constructed. The primary issues related to open-loop systems are:

- Pumping surface water instead of ground water and then injecting it into the groundwater.
- The capacity of the well and ensuring that there is enough capacity to keep the system going.
- Pumping groundwater and releasing it into a stream or sewer system, which has the potential to  
deplete the supply of groundwater.

Mr. Jackman also spoke to an engineer with the VT Division of Drinking Water and Groundwater  
Protection, who indicated that he had no concerns about potential contamination. The state only regulates  
open-loop systems in regards to the amount of groundwater withdrawal. A withdrawal of 56,700 gallons  
per day requires a Groundwater Withdrawal Permit. Closed loop systems are not regulated by the state.  
The only concern with them is ensuring that non-toxic, environmentally friendly antifreeze be used in the  
system.

Mr. Jackman also reported that the definition of a Hazardous Waste Generator is anyone who generates  
hazardous waste, regardless of the quantity. A generator is regulated as a conditionally exempt generator,  
small quantity generator, or large quantity generator based upon the types and quantities of hazardous  
waste produced or handled. Rather than prohibiting all generators of hazardous waste, the Commission  
decided on this language in the list of Prohibited Uses and Activities: **The release of any hazardous  
waste into surface waters, groundwater or onto the land. Any proposed use that will generate  
hazardous waste shall be required to submit a groundwater protection plan for approval by the  
Stowe Public Works Director.**

The following language was also added to the list of Prohibited Uses and Activities: **Closed loop  
geothermal heating systems, unless they use non-toxic, environmentally friendly, food-grade  
antifreeze.**

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46 The consensus of the Commission was to include the proposed overlay district with the recommended  
47 zoning amendments for public hearing.

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49 **Proposed Forest Reserve District**

50 The Commission discussed the merits and some concerns about the proposed district. Mr. Jackman  
51 presented a letter from Michael Snyder, Commissioner of VT Forests, Parks & Recreation in support of  
52 the proposed district. He indicated that he also sent a copy to the Village of Waterbury, who owns the  
53 Waterworks Property, proposed to be included in the district. He has not received input from them yet.

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55 All Commissioners present supported the adoption of the Forest Reserve District as a way to ensure that  
56 state forest land remains as state forest land, except for Mr. Percy, who does not want to take away the  
57 potential ability for Stowe Mountain Resort to purchase stated land for additional residential  
58 development. Language was added to the list of Conditional Uses to clarify that residential uses and  
59 lodging would not be permitted:

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- Outdoor Recreation and Related Facilities, **excluding residential uses and lodging.**
- Commercial Ski Area Infrastructure, **excluding residential uses and lodging.**

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63 The Commission will make a final decision about the proposed district at the next meeting, which will be  
64 **September 19.**

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66 The meeting was adjourned at 7:00.

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68 Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, September 19, 2016  
Minutes**

The Stowe Planning Commission held a regular meeting on Monday, September 19, 2016 at the Akeley Memorial Building starting at 5:30 p.m.

**Members Present:**

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

**Members Absent:**

10 **Others present:** Will Veve, Victor Veve, Andrew Ruschp, Becky McGovern, Matt Rutherford, Calleigh  
11 Cross and Tom Jackman, Director of Planning.

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13 **Proposed Moscow Rd. Solar Project**

14 Will and Victor Veve were in attendance to present their proposal for a 500kW net-metered solar  
15 installation at 1568 Moscow Rd.

- 16 • They have been allotted the net-metering capacity.
- 17 • They will be purchasing the property, but they are not sure what they will do with the house.
- 18 • The project will use 3 acres of the 20+ acre property.
- 19 • The property is a failed Christmas tree farm.
- 20 • They will be clearing less than an acre.
- 21 • There will be less than 1 acre of impervious surface.
- 22 • The panels will be no higher than 12 feet.
- 23 • It will connect to a 3-phase distribution line on Moscow Rd. and will require one additional utility  
24 pole.
- 25 • It will take about 12 weeks to complete. There will be no construction on Sundays.
- 26 • It will cost approximately \$1.5 million to construct.
- 27 • They don't sell electricity; they sell credits and expect to sell about \$150,000 in credits annually.
- 28 • They hope to sell the credits either to the Town or to the school district. Once they receive the  
29 Certificate of Public Good, they will contact the Town about credits.
- 30 • Stowe Electric has a 15% cap on net-metering. This project will not use up the cap.

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32 Commission members expressed concerns about the aesthetics of the project. The applicants stated that  
33 the project is naturally screened and will not be very visible from the road and they will do any additional  
34 screening necessary. They have hired LandWorks to conduct an aesthetic analysis of the project. The  
35 report should be available in a couple of weeks.

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37 **Minutes:**

38 The minutes of the August 15 meeting were approved on a motion by Mr. Davison, seconded by Ms.  
39 Lonetto.

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41 The meeting was adjourned at 7:00.

42 Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, October 3, 2016  
Minutes**

7 The Stowe Planning Commission held a regular meeting on Monday, October 3, 2016 at the Akeley  
8 Memorial Building starting at 5:30 p.m.

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**Members Present:**

Chuck Ebel, Chair  
Neil Percy  
Arnie Ziegel  
Bob Davison  
Brain Hamor

**Members Absent:**

Mila Lonetto, Vice Chair  
Chuck Baraw

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**Others present:** Rich Baker, Zoning Director and Tom Jackman, Director of Planning.

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**Minutes:**

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

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**Proposed Zoning Revisions**

The Commission reviewed all of the proposed zoning revisions that had been discussed and approved since the review of the zoning regulations began in the summer of 2015. No changes were made and a public hearing will be held on the proposed revisions on November 7. There will be no meeting on October 17.

The meeting was adjourned at 7:00.

Respectfully submitted, Tom Jackman, Director of Planning

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**PLANNING COMMISSION  
TOWN OF STOWE  
Monday, December 5, 2016  
Minutes**

10 The Stowe Planning Commission held a public hearing on Monday, December 5, 2016 at the Akeley  
11 Memorial Building starting at 5:30 p.m.

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**Members Present:**

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

**Members Absent:**

Bob Davison

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**Others present:** Tim Meehan, Greg Morrill, Meg Scotti, Tim & Katy Bartholomew, Richard Saudek, RJ  
Thompson, Will & Victor Veve, Luke Shullenberger, Matt Rutherford, Caleigh Cross and Tom Jackman,  
Director of Planning.

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**Minutes**

The minutes of the November 7 public hearing on the proposed zoning revisions were approved on a  
motion by Ms. Lonetto, seconded by Mr. Hamor.

**Proposed 500kW Cady Hill Solar Project**

Mr. Ebel opened the meeting and welcomed the attendees.

Will and Victor Veve were in attendance to present their proposal for a 500kW net-metered solar  
installation that would be accessed from Cady Hill Rd.

- They will be purchasing the property, which is adjacent to the Wilkens Substation and has frontage on River Rd.
- The project will use 3 acres of the 5-acre property and will consist of 2,200 panels.
- Green Lantern Global, represented by Mr. Shullenberger, will be financing the project. They have completed many projects in VT, including a recent one in Cambridge and at the Cold Hollow Cider Mill.
- There are no Class II wetlands on the site.
- They met with the neighbors the previous evening.
- Have applied to Stowe Electric for a System Impact Study.
- Aesthetic assessment is expected from the consultant in about a week.

Mr. Meehan stated that the project shouldn't be located in a residential area, that 2,200 panels is too many  
and shouldn't be allowed through zoning.

Mr. Jackman explained that anything that receives a Certificate of Public Good is exempt from local  
zoning. He also explained that the PC and Selectboard have party status and can provide testimony and  
input to the PSB, but that the PSB is the sole approval authority.

Ms. Scotti expressed her concerns with how close the project will be to her property and how it may  
affect her property value.

Mr. Bartholomew expressed his concern with the fact that he will have to drive by and see it every day.



43 Mr. Saudek, an attorney from Montpelier who has worked with the neighbors in the past, stated that the  
44 PSB will listen to local concerns even if the project is exempt from zoning.  
45 Mr. Percy stated that he was fine with the previous Moscow Rd. location, but does not support this project  
46 location.  
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48 Mr. Ebel explained that the PC would not decide whether to provide input on the project to the Public  
49 Service Board until after receipt of the aesthetic analysis.  
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52 The meeting was adjourned at 6:50.  
53 Respectfully submitted, Tom Jackman, Director of Planning