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**PLANNING COMMISSION
TOWN OF STOWE
Monday, June 15, 2015
Minutes**

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The Stowe Planning Commission held a regular meeting on Monday, June 15, 2015 at the Akeley Memorial Building starting at 5:30 p.m.

Members Present:

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

Members Absent:

Bob Davison

Others present: Rich Baker, Director of Zoning.

Minutes:

The minutes of the June 1, 2015 were approved on motion by Mr. Percy, seconded by Ms. Lonetto.

Overview of Zoning Regulations

Mr. Baker presented an overview of the zoning regulations and the related state statues enabling towns to have local land use regulations. In addition, the purposes of the various primary and overlay districts were discussed.

Review of Staff Recommended Zoning Changes

The Commission began a review of a list of staff recommended zoning changes generated through the development review process. The consensus was to accept items #1 through #5. They included:

- Clarifying that short-term events approved by the Selectboard under a Special Event Permit are exempt from zoning review.
- Clarifying that residential structures under 100 square feet that require design review under Section 10, Stowe Historic Overlay and Historic Buildings, need a permit.
- Requiring all construction needing design review to obtain a Certificate of Occupancy.
- Changing the title of “Section 10.13: New Buildings in Overlay District” to “Section 10.13 New Buildings Requiring Design Review”.
- Clarify that the lot merger requirement is for lots in separate ownership in 1975 or existing recorded plans (not "and") which has always been the interpretation. Also add a definition of what is a "plat" for clarification. Last, add clarification regarding what is the area of a pre-existing lot and that a parcel is not two lots if bisected by a town road.

Mr. Baker discussed the difference between a variance and waiver provisions. The Commission reviewed some proposed language which would add a provision to allow setback waivers under certain circumstances. The Commission will continue to discuss the possibly of adding a waiver provision at their next meeting.

43 **Upcoming Meeting Schedule**

44 Several members were not available for the July 6th meeting. It was decided to cancel the July 6th
45 meeting. Rich Baker will be present at the July 20th meeting to assist with the continued review
46 of the additional staff draft language changes.

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48 The meeting was adjourned at 7:10.

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50 Respectfully submitted, Rich Baker, Director of Zoning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, June 16, 2014
Minutes**

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The Stowe Planning Commission held a regular meeting on Monday, June 16, 2014 at the Akeley Memorial Building starting at 5:30 p.m.

Members Present:

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

Members Absent:

None

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Others present: Lance Olson, Brian Hamor, Heidi Scheuermann, Susan Spera, Barbara Baraw, Mike McNulty, Steve Fishman, Ari Fishman and Tom Jackman, Director of Planning.

Minutes

The minutes of the June 2nd meeting were approved on a motion by Mr. Ebel, seconded by Mr. Davison.

Town Plan Update

Ms. Scheuermann and members of Stowe Vibrancy were on hand to provide their input to the Town Plan update and went through a letter that they had sent to the PC with their recommendations. They feel that there should be 3 main focuses to the Plan: hospitality, community development and infrastructure.

- Ms. Scheuermann: We are in the hospitality business and we should allocate staff and resources accordingly. We are missing a tool for economic development in that we don't have a chamber of commerce. We need to maintain and upkeep our infrastructure. The Village is the gateway to Stowe. Should the Town have more of a presence in recruiting businesses, like the Alchemist?
- Mr. Ziegel: What about improving the quality of life I Stowe? Does Stowe need ED as a residential community? Someone should talk to the Von Bargens to ask them why they came to Stowe.
- Mr. Baraw: What is SV's mission?
- Mr. McNulty: We have been primarily focused on social issues.
- Ms. Scheuermann read the SV mission statement.
- Mr. Davison: Stowe is what it is because of the Village.
- Mr. Diender: the Village is many people's first impression of Stowe. Capital planning has been in limbo.
- Mr. Ebel: All of SV's recommendations are great stuff, but where will the money come from?
- Ari Fishman: I've lived in other similar towns and coming back here there's not much going on besides drinking. There's nothing on Main St. that's fun or exciting. Would like to see the parking regulations relaxed.

Mr. Jackman will incorporate the recommendations in SV's letter into the draft Town Plan.

Parking Regulations

Mr. Ebel moved to recommend zoning revision scenario #1: to eliminate the minimum parking requirements in the VC-10 zoning district except for lodging and residential uses. Mr. Ziegel seconded the motion. Ms. Scheuermann said that the main concern is people parking in private lots. Mr. Percy that

1 that parking wherever you want to is a problem in all cities. The only way to actually do anything to
2 create more public parking in the village would be to have a real parking problem and perhaps by
3 eliminating parking requirements, we can get to that place.

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5 The Commission voted 5-1 in favor of Mr. Ebel's motion, with Mr. Davison voting against.

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7 The meeting was adjourned at 7:20.

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9 Respectfully submitted,
10 Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, July 7, 2014
Minutes**

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The Stowe Planning Commission held a regular meeting on Monday, July 7, 2014 at the Akeley Memorial Building starting at 5:30 p.m.

Members Present:

Chuck Baraw, Chair
Chuck Ebel, Vice Chair
Neil Percy
Bob Davison
Terry McNabb
Mila Lonetto

Members Absent:

Arnie Ziegel

Others present: Ari Fishman, Brian Leven Brian Hamor, Heidi Scheuermann, Ken Biedermann, Larry Lackey, Peggy Smith, Tommy Gardner, Billy Mauer, Lisa Hagerty, Shap Smith, Rob Forreger, George Lewis, Jim Goldsmith, Trudy Trombly, Susan Bayer-Fishman, Steven Fishman, Rebecca Chase, Rich Baker and Tom Jackman, Director of Planning.

Minutes

The minutes of the June 16th meeting were approved on a motion by Mr. Percy, seconded by Mr. Ebel.

Public Hearing on Proposed Zoning Revision

Mr. Baraw opened the hearing, the purpose of which is to receive input on a proposed zoning revision to reduce the minimum parking requirements in the VC-10 zoning district.

Ken Biedermann: I know how the Village works. The existing parking requirements work fine. The problem isn't the regulations, it's that there's not enough parking available. Stowe Vibrancy looked at the village and vacant buildings and in no case was the problem the parking regulations. A lot of good things have happened in the Village. Need to be careful about a knee-jerk reaction. The problems with the proposal are:

- It would have the unintended consequence of allowing the elimination of existing parking.
- Properties that could develop parking wouldn't have to and it's important to create as much parking as we can.
- There is no public parking outside the main part of the Village.
- The DRB should have control over parking. They should be able to analyze existing conditions on a case by case basis. It shouldn't be wide open.

Billy Mauer: Restricting parking results in empty buildings. Downtown was mobbed on the 4th and everyone found a place to park. We should give businesses every possible chance to succeed. Shopping centers have developed on the outskirts of towns in order to have enough space to meet parking requirements. LL Bean chose to locate on Church St. in Burlington because there are no parking requirements.

Brian Hamor: Village needs more activity. There were plenty of parking spaces available on Depot St. on the 4th. Need to create more density and commerce. This is a walkable community and people can always find a place to park if they walk a little. A town in Maine like Stowe exploded in commerce when they eliminated the parking requirements.

1 Peggy Smith: Agrees with the proposed change. Has lost 3 sales in the Village because of the parking
2 requirements. Has seen over and over again businesses not locating in the Village because of
3 requirements. Hyde Park has eliminated their parking requirements. Things cannot stay the way they are.
4

5 Ari Fishman: In support of the proposal. The provision to let people pay \$10,000 for a parking space
6 instead of meeting the requirements is vague and makes no sense.
7

8 Heidi Scheuermann: Stowe Vibrancy doesn't have a position. The 4th of July had a free shuttle. Relaxing
9 some requirements is important, but we have to be cautious and be sensitive to businesses with private
10 parking. We need to develop more parking.
11

12 Larry Lackey: Proposal is an extreme change. Should happen in small increments. Would hate to see a
13 large restaurant not needing parking. Employees of businesses shouldn't be taking prime parking. There
14 should be enough parking for employees.
15

16 Ken Biedermann: Burlington has tons of public parking. We want village to work, but you have to
17 provide parking. We need to encourage the development of public parking. People don't want to walk. If
18 we allow outdoor seating without needing additional parking, we should do this town-wide.
19

20 Rob Forreger: Parking is not a problem in the Village, but we need to be careful about unintended
21 consequences.
22

23 Rich Baker: I have seen small businesses not able to locate in the Village because of requirements, like a
24 pastry shop that wanted to go into Lackey's.
25

26 Jim Goldsmith: In favor of the resolution. We need to relax the parking requirements. We only make
27 money certain times of the year and the Village needs an advantage. There aren't enough people on the
28 street. I've never had a problem parking in the Village. People won't want to spend money investing in
29 the Village. How many complaints has the town received from people because they couldn't find a place
30 to park?
31

32 George Lewis: There needs to be some review by the DRB. We shouldn't let Plate expand and build out
33 on their current parking area.
34

35 Bob Davison: We may be moving too fast. We are only doing this because of a request from the
36 Selectboard. We should wait until we finish the Town Plan and then tackle the zoning regulations.
37

38 Neil Percy: A parking garage is never going to happen. People are not going to want to pay for it. Parking
39 regulations should be loosened, but we should keep the spaces we currently have. It is offensive to say
40 that people don't have to follow the rules if they give us money.
41

42 Mr. Davison motioned, with Ms. Lonetto seconding, to recess the hearing to August 5. The vote was 3-3
43 so the motion failed.
44

45 Mr. Percy motioned to approve the proposed revision with the additional sentence: "The number of
46 required parking that existed at the time of this revision shall not be reduced". There was no second, so
47 the motion died.
48

49 Mr. McNabb motioned to approve the revision as presented, with Mr. Ebel seconding. The vote was 3-3,
50 so the motion failed.
51

52 Mr. Ebel motioned to rescind the vote, with Mr. McNabb seconding. The motioned passed unanimously.

1 Mr. Ebel motioned, with Ms. Lonetto seconding, to recess the hearing until July 21st. The motion passed
2 unanimously.

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5 The meeting was adjourned at 7:50.

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8 Respectfully submitted,
Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, July 21, 2014
Minutes**

The Stowe Planning Commission held a regular meeting on Monday, July 21, 2014 at the Akeley Memorial Building starting at 5:50 p.m.

Members Present:

Chuck Baraw, Chair
Chuck Ebel, Vice Chair
Neil Percy
Terry McNabb
Mila Lonetto
Arnie Ziegel

Members Absent:

Bob Davison

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Others present: Ari Fishman, Brian Hamor, Lisa Hagerty, George Lewis, Ken Strong, Scott Noble, and Rich Baker, Zoning Director.

Minutes

The minutes of the July 7, 2014 meeting were approved on a motion by Mr. Percy, seconded by Mr. Ebel.

Public Hearing on Proposed Zoning Revision

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Mr. Baraw opened the hearing at 6:00 pm and reviewed some of the comments from the previous hearing and comments he has heard since the hearing. Mr. Baraw also reviewed an email from Bob Davidson recommending not changing the current parking requirements and to study using impact fees as a funding source for new public parking. The Board discussed the concept of adding a provision requiring existing parking to remain regardless of an amendment to not require any parking in the VC10 District. Mr. Baker questioned the legality of such a provision and recommended that the Town Attorney be contacted if the Planning Commission decided to add such a provision. The Commission discussed the fairness of such a provision and the consensus was to not consider a requirement to keep existing parking. Mr. Baker provided the Commission with the state statues regarding impact fees and stated that the existing parking impact fee is probably not valid since the state statue requirements were not followed when the impact fee was adopted. The Commission then opened the meeting up to public comments.

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Scott Noble: Mr. Noble explained how he bought land for additional parking and is concerned that without any parking requirements owners of existing parking would more likely restrict use by the general public. He recommended that the Commission review:

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- Getting the recreation path steps installed as soon as possible
 - Increasing the recreation path parking lot size
 - Creating access to Memorial Park parking from Thomas Lane
 - Bringing back the summer shuttle service

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Mr. Baker discussed the status of the step project and stated that state wetland rules restrict expansion of the recreation path parking lot and limits development of a connection from Thomas Lane.

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Ken Strong: Mr. Strong recommended that there be a regulation not allowing employees in the village to use street parking. The Commission explained this would be difficult to enforce. Instead, they thought that enforcing the existing time restrictions would be effective in restricting employee parking.

42 Lisa Hagerty: Ms. Haggerty said visitors will walk from more distant parking if you create business
43 spaces that have a draw. She also was not concerned that some owners of private lots might restrict public
44 use.

45 Ari Fishman: Mr. Fishman stated he favored eliminating the parking requirements.

46 Brian Hamor: Mr. Hamor favored removing parking requirements in order to promote new businesses to
47 come into the village.

48 Mr. Ziegel motioned, with Mr. Ebel seconding, to recommend the VC10 parking requirement be amended
49 to read as follows:

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54 “The VC-10 district is designated as the Village Parking District. In recognition of the historic character
55 and relatively high density of the area, access to public transit and its “walking village” nature served by
56 multiple use parking, **on-street parking** and public parking areas, the number of parking spaces required
57 **for residential uses and lodging facilities** shall be fifty (50%) percent of the number required in Table
58 14.2. **All other uses are exempt from the minimum parking requirements of Table 14.2.”**

59
60 Mr. Baraw moved to amend the motion to require 50% of the parking requirements for all uses except
61 retail and restaurants not requiring more than 5 spaces (or 30 seats). The amendment failed due to a lack
62 of a second.

63 The original motion was approved unanimously.

64 The meeting was adjourned at 7:10.

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66 Respectfully submitted,
67 Richard Baker, Zoning Director
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**PLANNING COMMISSION
TOWN OF STOWE
Monday, August 4, 2014
Minutes**

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The Stowe Planning Commission held a regular meeting on Monday, July 21, 2014 at the Akeley Memorial Building starting at 5:30 p.m.

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Members Present:

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Chuck Baraw, Chair
Neil Percy
Terry McNabb
Bob Davison

Members Absent:

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Chuck Ebel, Vice Chair
Mila Lonetto
Arnie Ziegel

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Others present: George Jackman, Janice St. Onge, Geoff Robertson, Marina Meerburg, Biddle Duke, Lance Olson, Tommy Gardner and Tom Jackman, Director of Planning.

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Minutes

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The minutes of the July 21, 2014 meeting were approved on a motion by Mr. Percy, seconded by Mr. McNabb.

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Town Plan Update – Energy Section

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Members of Stowe CAN were in attendance to provide input into the Energy section of the Stowe Town Plan.

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Ms. St. Onge: Just as the State has set a goal of 90% renewable energy by 2050, the Town should also set a goal. The Town should consider enrolling in the PACE program whereby the Town would pay for private energy improvements and the property owner would pay it off over time through their tax bill. Waitfield has adopted the program and has a part time energy coordinator. The Town should focus more on conservation and energy efficiency. There are incentives available to help municipalities become more energy efficient.

Mr. Duke: We should have installed solar panels on the rink when we built it and just incorporated the cost into the bond.

Ms. Meerburg: The Selectboard didn't want to.

Mr. Percy: Town buildings should become more energy efficient. Not in favor of putting solar panels in fields but is in favor of putting them on buildings.

Ms. St. Onge: Can we increase the efficiency of the Town's fleet by switching over to biodiesel, which is now available locally from Bourne's. Efficiency Vermont has expanded the scope of their energy audits and would be a good resource for the Town. Sun Common and Aegis are available to help the town with solar. The Town should work with SMR to become more energy efficient.

Mr. Robertson: We should tighten up municipal buildings.

George Jackman: What are we doing as a community to become more energy efficient? What can we do to encourage building to become more energy efficient? We could require an energy standard in the zoning regulations greater than what is required by state law.

Several changes to the Energy Policies and Implementation Tasks were agreed to, which Mr. Jackman will incorporate into the document, including:

Policy #14: *The Town of Stowe supports the generation of residential and **community scale** wind and solar power for generating electricity locally.*

46 Policy #16: *The Town of Stowe supports the installation of commercial/utility scale solar power*
47 *generating facilities in appropriate locations as long as they provide a clear and measurable benefit to*
48 *the local Stowe community.*

49
50 Mr. Jackman will also incorporate the other input from the meeting in the appropriate places.

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53 The meeting was adjourned at 7:10.

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55 Respectfully submitted,
56 Richard Baker, Zoning Director

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, August 18, 2014
Minutes**

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The Stowe Planning Commission held a regular meeting on Monday, August 18, 2014 at the Akeley Memorial Building starting at 5:30 p.m.

Members Present:

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

Members Absent:

Chuck Baraw, Chair
Terry McNabb

Others present: Lance Olson and Tom Jackman, Director of Planning.

Minutes

The minutes of the August 4, 2014 meeting were approved on a motion by Mr. Davison, seconded by Mr. Percy.

Town Plan Update

Energy: The Commission reviewed the input received from Stowe CAN at the August 4th meeting and accepted it all with a few minor changes. Current Policy #13 which reads:

Commercial construction shall comply with the 2005 Vermont Guidelines for Energy Efficient Commercial Construction

was deleted because it is redundant with Policy # 8:

Building construction and/or rehabilitation will, to the extent feasible, incorporate energy efficient design and conservation technologies. All new development shall meet applicable state energy efficiency and conservation requirements and should be encouraged to exceed state efficiency requirements.

Economic Development: The Commission reviewed the input received from Stowe Vibrancy at the June 16th meeting and accepted most of it with a few changes. They declined to accept the following suggested tasks:

Investigate the need for a more proactive presence of the Town of Stowe staff and others throughout the community, including on weekends. If need is determined, consider staff and/or citizen volunteers to be part of the effort.

Analyze and determine what proposed projects are of economic or community benefit, and actively participate in, and advocate for, projects determined to be of benefit to the Town.

It was decided that this would be a task of the proposed Economic Development Committee and doesn't need to be a stand-alone task.

Because September 1 is Labor Day, the Commission decided to meet on Tuesday, September 2.

The meeting was adjourned at 7:00.

Respectfully submitted,

Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, September 2, 2014
Minutes**

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The Stowe Planning Commission held a special meeting on Monday, September 2, 2014 at the Akeley Memorial Building starting at 5:30 p.m.

Members Present:

Chuck Baraw, Chair
Mila Lonetto
Arnie Ziegel
Bob Davison

Members Absent:

Chuck Ebel, Vice Chair
Terry McNabb
Neil Percy

Others present: Tom Jackman, Director of Planning.

Minutes

The minutes of the August 18, 2014 meeting were approved on a motion by Mr. Davison, seconded by Ms. Lonetto.

Reports & Updates

Mr. Jackman reminded the Commission that the Selectboard will hold its public hearing on the proposed revision to the VC-10 parking regulation.

Mr. Jackman also provided an update on the 8/25 Selectboard discussion of the village sidewalks and the possible relocation of the utility lines on Main St. The discussion will continue at the September 22 Selectboard meeting.

Town Plan Update

The Commission reviewed and discussed the Environmental Quality and Working Landscape sections of Chapter 5: Goals, Policies & Implementation. A new Environmental Quality Policy #1 was added: *The conservation of open space is critical for the preservation of Stowe's scenic landscape and recreational opportunities for residents and visitors.*

Under Working Landscape, a new implementation task will read: *Revise the forest management plan for Cady Hill Forest, set to expire in 2018, as required by the State of Vermont Use Value Appraisal Program.*

The meeting was adjourned at 7:10.

Respectfully submitted,

Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, September 15, 2014
Minutes**

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The Stowe Planning Commission held a special meeting on Monday, September 15, 2014 at the Akeley Memorial Building starting at 5:30 p.m.

Members Present:

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

Members Absent:

None

Others present: Tom Jackman, Director of Planning.

Minutes

The minutes of the September 2, 2014 meeting were approved on a motion by Mr. Davison, seconded by Mr. Ziegel.

Town Plan Update

The Commission reviewed the Settlement Pattern section of Chapter 5: Goals, Policies & Implementation. It was decided to strike Policy 2b from the plan: *b. Supporting the Centre Village Master Plan concept, provided that residential development is designed to reflect a traditional village neighborhood pattern and scale, and is well integrated with the historic village;*

Task #1 was changed to read: *Continue to support the efforts of Stowe Vibrancy to enhance Stowe's Designate Village Center as the civic, economic and cultural core of the town.*

The review of Settlement Pattern was completed.

Mr. Jackman announced that representatives from the Stowe Electric Department will attend the October 6th meeting to give their input on the Energy section.

The meeting was adjourned at 7:10.

Respectfully submitted,

Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, October 6, 2014
Minutes**

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The Stowe Planning Commission held a special meeting on Monday, October 6, 2014 at the Akeley Memorial Building starting at 5:30 p.m.

Members Present:

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

Members Absent:

Terry McNabb

Others present: Ellen Burt, Dick Marron, Larry Lackey, Mary Lintermann, Matt Rutherford, Doug Haselton, Scott Reaves, David Jaqua, Kevin & Liz Weishaart, Biddle Duke and Tom Jackman, Director of Planning.

Minutes

The minutes of the September 15, 2014 meeting were approved on a motion by Mr. Ebel, seconded by Mr. Davison.

Town Plan Update

The Commission had a brief discussion on the Education section of the Town Plan. The main question to be addressed is whether the Town should take a stand on school mergers.

Representatives from the Stowe Electric Department were in attendance to give input on the Energy section of the Plan. The bulk of the discussion centered on the idea of selling the municipal utility to another entity.

Mr. Marron stated that the sale of SED would require approval of the Public Service Board, who would also have jurisdiction over how the proceeds could be spent. He thought that the options would be limited and most likely would have to directly benefit the rate payers. He acknowledged that some have said that the study that SED commissioned in 2010 may have been less than objective. He felt confident that the PSB would not allow the funds generated by the sale of SED to go towards relocating the utility lines on Main St.

Mr. Ebel asked if the Electric Commissioners were against selling SED and Mr. Marron responded that they have not discussed it, but are not against doing another study.

Mr. Ziegel asked Mr. Marron to explain the concept of a municipal power company. Mr. Marron explained that they originated in village areas in the 1800's to provide power to the villages. Mr. Jaqua gave some more history and noted the other municipal utilities in Vermont.

Mr. Marron stated that SED is currently undergoing a major review of rates and just completed a thorough management review.

Ms. Burt explained that in 2008, SED's rates ranked 12th out of 18 utilities and now ranks 8th and is anticipating reducing rates by 3%. Green Mountain Power has had good rates because of a good deal that they had with Vermont Yankee and that their rates are about to go up. SED offers personal service and quick response time that GMP can't match.

Mr. Ziegel asked about merging with other municipal utilities and Ms. Burt stated that they have had discussions about this with Morrisville, Johnson and Hyde Park but there hasn't been agreement to move forward. Mr. Marron stated that they have had discussions about acquiring Stowe Cable.

45 Mr. Reaves, the operations manager at Stowe Mountain Resort stated that he would like the municipal
46 utility to not be sold because they now have increased reliance on electricity for snowmaking because
47 they've eliminated their diesel generators and SED has been excellent to work with.
48 Mr. Ebel asked why Swanton's rates are so low and the response was that they generate their own power
49 through a large hydroelectric plant.
50 Mr. Duke asked if SED might also produce some of their own power. Ms. Burt responded that they have
51 had discussions with other utilities to consider solar arrays. Mr. Marron expressed concern about how the
52 community would respond to large amounts of solar panels in open fields.
53
54 Mr. Lackey suggested that the PC elaborate on what would constitute "appropriate locations" for
55 commercial solar in the Town Plan.
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57 The meeting was adjourned at 7:10.
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59 Respectfully submitted,
60 Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, October 20, 2014
Minutes**

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The Stowe Planning Commission held a regular meeting on Monday, October 20, 2014 at the Akeley Memorial Building starting at 5:30 p.m.

Members Present:

Chuck Ebel, Vice Chair
Mila Lonetto
Arnie Ziegel
Bob Davison
Neil Percy
Terry McNabb

Members Absent:

Chuck Baraw, Chair

Others present: Matt Rutherford, Doug Haselton, Kevin Weishaart, Brian Hamor and Tom Jackman, Director of Planning.

Minutes

The minutes of the October 6, 2014 meeting were approved on a motion by Mr. Percy, seconded by Mr. Davison.

Town Plan Update

Representatives from the Stowe Electric Department were in attendance to give input on the Energy section of the Plan and to answer questions about SED operations. Much of the discussion involved renewable energy. Mr. Rutherford explained that there is a cap of 15% for the amount of renewable energy that can come from their customers and that SED is currently at 4 %.

Ms. Lonetto suggested that the Town should come up with a goal for renewable energy as a percentage of the energy used by the town. The Commission decided to strengthen the policy language in the Energy section to move towards using alternative fuels in town vehicles and to replace vehicles with more energy efficient ones as they are due for replacement.

Based on input from SED and from Larry Lackey at the 10/6 meeting, the Commission decided that it would be important to include siting standards for solar installations in the Plan as well as considering if they should be limited to certain zoning districts. The consensus was that there should be measures to reduce visibility, have setback requirements and to not support commercial installations on working farmland. Mr. Jackman presented draft siting standards that have been developed by the Rutland Planning Commission that are currently the most comprehensive of any community in the state. The Commission directed Mr. Jackman to use them as a basis to draft standards for Stowe for review and discussion at the November 3rd meeting.

The meeting was adjourned at 7:00.

Respectfully submitted,
Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, November 3, 2014
Minutes**

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The Stowe Planning Commission held a regular meeting on Monday, November 3, 2014 at the Akeley Memorial Building starting at 5:30 p.m.

Members Present:

Chuck Baraw, Chair
Bob Davison
Neil Percy
Terry McNabb

Members Absent:

Chuck Ebel, Vice Chair
Mila Lonetto
Arnie Ziegel

Others present: Tom Jackman, Director of Planning.

Minutes

The minutes of the October 20, 2014 meeting were approved on a motion by Mr. Davison, seconded by Mr. McNabb.

Town Plan Update

The Commission reviewed changes to the Energy section that Mr. Jackman prepared in response to input from the October 20th meeting to add site design standards for renewably energy facilities and approved the following language:

Policies:

14. The Stowe Electric Department will develop a resource portfolio with a renewable component that constitutes 55% of its annual electric sales by 2017. This number is to increase 4% every three years until reaching 75% on January 1, 2032.

15. The Town will participate in Public Service Board (Section 248) review of new and upgraded generation and transmission facilities as necessary to ensure that adopted community standards are given due consideration in proposed energy facility development.

16. The Town of Stowe supports the generation of small net-metered or off-grid renewable energy facilities, including solar arrays, small wind facilities or combined systems intended primarily to serve an individual residence or business for generating electricity locally as long as they meet the following standards:

a. The maximum tower height for net-metered, or similar off-grid wind energy facility shall not (a) exceed 120 feet in total height, as measured vertically from the ground to the rotor blade tip at its highest point, or (b) extend in total height more than 30 feet above the existing tree canopy or other obstructions within 300 feet of the tower, whichever is greater.

b. Power generating facilities and accessory structures must meet the minimum setback requirements for the zoning district(s) in which they are located.

c. All ground-mounted wind energy facilities must be setback at least 1.5 times the total facility height, as measured vertically from the ground to the rotor blade tip at its highest point, from all property lines, occupied buildings on adjoining properties, overhead utility lines, public and private rights-of-way and established trail corridors, unless easements are secured from adjoining property owners.

d. Wind energy facilities shall be sited or screened so that shadows cast by rotor blades will not result in shadow flicker on occupied buildings located in the vicinity of the project.

- 46 e. Within the Stowe Historic Overlay District (SHOD) and on properties containing Historic
47 Buildings as defined by the Stowe Zoning Regulations, solar ground installations are preferred to roof-
48 mounted installations on historic structures.
- 49 f. The installation of solar energy facilities on historic buildings or on buildings within the SHOD
50 shall be done in accordance with current Secretary of the Interior's Standards for Rehabilitation.
- 51 g. Ground installations, to the extent functionally-feasible, shall be installed in locations that
52 minimize their visibility, such as a side or rear yard, and be screened from view of public rights-of-way
53 and adjoining properties.

54
55 18. The Town of Stowe supports the installation of commercial/utility scale solar power generating
56 facilities in appropriate locations as long as they provide a clear, direct benefit to the local Stowe
57 Community and meet the following standards:

- 58 a. Power generating facilities and accessory structures must meet the minimum setback
59 requirements for the zoning district(s) in which they are located.
- 60 b. Solar arrays, transmission and distribution lines, accessory structures and access roads are to be
61 located on non-agricultural land or along field edges to avoid fragmentation of, and to minimize and
62 mitigate adverse impacts to, agricultural land and open fields.
- 63 c. Solar facilities are to be sited outside of, or to the edge of scenic views or viewsheds so that they
64 are not a prominent focal point.
- 65 d. Facilities should be screened from view though the use of existing topography, structures,
66 vegetation or strategically placed tree, shrub and ground cover plantings that do not block distant views.

67
68 19. The Public Service Board shall give due consideration to the standards and guidelines of the Ridgeline
69 and Hillside Overlay District when considering applications for any wind or solar facilities proposed for
70 the district.

71
72 20. Ground-mounted solar and wind energy facilities shall not be located within the 100-Year Flood
73 Hazard Area, the Fluvial Erosion Hazard Overlay District or within 50 feet from the top of bank of any
74 watercourse.

75
76 Tasks:

77 8. Make progress towards using alternative fuels, including, but not limited, to biodiesel in town-owned
78 vehicles and replace town-vehicles with more energy efficient models as they are scheduled for
79 replacement.

80
81 15. As an alternative or in addition to task #14 above, investigate the possibility of merging the SED with
82 other neighboring municipal electric utilities.

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84 The meeting was adjourned at 6:30.

85
86 Respectfully submitted,
87 Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, December 1, 2014
Minutes**

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The Stowe Planning Commission held a regular meeting on Monday, December 1, 2014 at the Akeley Memorial Building starting at 5:30 p.m.

Members Present:

Chuck Baraw, Chair
Neil Percy
Arnie Ziegel
Mila Lonetto

Members Absent:

Chuck Ebel, Vice Chair
Bob Davison
Terry McNabb

Others present: Tommy Gardner and Tom Jackman, Director of Planning.

Town Plan Update

The Commission began a discussion of Transportation policies and tasks and focused primarily on traffic and problem intersections. Mr. Jackman mentioned the traffic related improvements that have happened in the past that have helped the flow of traffic in town:

- The construction of Mayo Farm Rd.
- Signage directing cars to I-89 from Mountain Rd. by way of Barrows Rd.
- The success of the Mountain Road Shuttle.

Mr. Ziegel stated that the Plan should be focused on getting people out of cars and encouraging them to walk.

The Commission briefly discussed some of the intersections in town that could use improvement. Mr. Jackman will rework Task #1 to have more specific recommendations for each intersection as have been recommended by past traffic studies. He will also add the following task: *Explore options for creating satellite parking areas along Route 100 and Route 108 to encourage increased use of public transportation.*

The meeting was adjourned at 6:30.

Respectfully submitted,
Tom Jackman, Director of Planning

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**PLANNING COMMISSION
TOWN OF STOWE
Monday, December 15, 2014
Minutes**

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The Stowe Planning Commission held a regular meeting on Monday, December 15, 2014 at the Akeley Memorial Building starting at 5:30 p.m.

Members Present:

Chuck Ebel, Vice Chair
Arnie Ziegel
Mila Lonetto
Terry McNabb

Members Absent:

Chuck Baraw, Chair
Neil Percy
Bob Davison

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Others present: Tom Jackman, Director of Planning.

Minutes:

The minutes of the December 1st meeting were approved on motion by Mr. Ziegel, seconded by Ms. Lonetto.

FY'16 Capital Budget

The Commission has reviewed the Town's capital budget requests that have been submitted for FY'16 and decided to recommend the following prioritized list of capital projects:

1. Mountain Road Village Sidewalk (\$340,000). Commission members understood that due to a combination of financial constraints and the time it will take for final design and permitting, that construction of Phase 2 may not be feasible for the next construction season so they agreed to strongly support allocating funding in the FY'16 capital budget for final design, permitting and ROW acquisition (\$30,000) in order to ensure that the project continues to move along.
2. Village Sidewalks Design & Engineering (\$75,000)
3. Village Utility Line Relocation Design (\$50,000)
4. West Branch Erosion Mitigation Design & Permitting (\$50,000)
5. Repair of the Town-owned clock at the Stowe Community Church (\$10,000)

Mr. Jackman will draft a letter to the Selectboard for Mr. Ebel to sign.

Town Plan Update

The Commission completed its review of the Transportation, Solid Waste and Water Systems sections of the Plan.

Transportation Task #20 was changed to: *Develop a plan for increasing parking capacity in Stowe Village in conjunction with reducing the minimum parking requirements in the zoning regulations.*

Solid Waste Policy #5 was added: *The Town will continue to support the location of a transfer station in Stowe.*

The Commission asked Mr. Jackman to invite Rob Apple as a representative of Stowe Mountain Resort to the next meeting on January 5.

The Town Plan public hearing will be scheduled for Monday, February 2.

The meeting was adjourned at 7:00.

47 Respectfully submitted,
48 Tom Jackman, Director of Planning