

Elmore Planning Commission Meeting

Meeting Date: October 24, 2012

Meeting Commencement Time: 6:08 pm

Meeting Participants: Shelia Rysz, Sue Cano, John Mandeville and Meghan Rodier.

The following left at 7:00: John Mandeville

Agenda Items:

Item #1: Minutes approval from September meeting

Item #2: John Mandeville - Provide Input for Consideration on Economic Development

Item #3: Housing and Economic Development Chapters

Item #4: Select Board Quarterly Meeting Recap and Follow up discussion

Item #5: Mail

Item # 1: Minutes approval from September meeting

Motion to accept with edit on time individuals left by Sheila, second by Sue. All in favor.

Item #2: John Mandeville

John started his discussion clarifying the guidelines for the Town Plan need to be in line with what the community wants. He sees that economic development in Elmore for the future would be most likely to be best suited in the agricultural or tourism area. There are 350 operating farms in Lamoille County. Several are in Elmore. There are lessons to be learned from value added agriculture and on-farm production. Farms have diversified to do more than one thing at a time. There is also a statewide movement to grow hops as there is not a local source for this necessary product for Vermont Brewers. Raising beef cattle in addition to dairy cattle is another option to consider. There is also a hybrid project currently that hopes to result in a new type of cattle for meat. Cheese production is becoming more popular. Agriculture has the potential to be a thriving and profitable industry in this area. Economic development is working on a

project to help young people who want to work a farm find farm land to use. Hemp is another product that would grow in our area.

Tourism involves the town asking questions about what the town can do to draw tourist to the area. Off lake tourist resort lodging is something to consider. Examples are bed and breakfast, inns, etc. Ice boating regattas is another option to consider. We have a venue that would support that. Ice fishing tournament is an option to consider. The beauty and restful environment in our town is attractive for tourist that are seeking tranquility and a restful vacation experience. Rock climbing might be possible in Elmore.

Agritourism is a new area to consider. This includes farms that give tours, sell products, provide over-night accommodations with the opportunity to work on the farm as part of the tourist experience. Apple Cheek and Boyden Farms are some promising examples to consider and expand on.

An additional option to consider is our wood resource for wood pellet production. There is only one viable production plant in Vermont currently.

Lastly, we discussed an annual summer event in a field close to the lake. Musical events are popular for this type of setting. Annual event allow people to plan to attend events.

John will provide his input in writing to us via Meghan.

John also provided some information that wind turbines do not make economic sense at this point in time. His knowledge comes from this role on the Hardwick Electric Board.

Item #3: Housing and Economic Development Chapters

Information provided by John will be incorporated into the Economic Development Chapter. Comments from the Select Board were reviewed and checked to make sure key suggestions were addressed throughout the Town Plan chapters.

Item #4: Select Board Quarterly Meeting Recap and Follow-up Discussion

John indicated the 1990 FLESA study is still relevant if it supports current

zoning guidelines and the community is supportive of maintaining the guidelines as written. There is no need to update the study if the community is comfortable with the current recommendations.

The information exchange with the Elmore Select Board was reviewed. The Select Board instructed the EPC to continue with our work at updating the Town Plan continuing to follow the current process we have been using. The Select Board is not interested in expanding opportunities for development in the forest reserve district at this time.

Item #5: Town Name and Name of the Mountain

Elmore is the name of the town and Elmore Mountain is the name of our mountain. This was verified with the Town Clerk.

Item #6: Mail

Was reviewed and filed.

Topics for Next Agenda:

Home work is the finalization of the Utilities and Energy chapter plus begin the review of the Land Use chapter.

Mail

Next Meeting: Date: November 28, 2012 Time: 6pm

Meeting Adjourned: Motion: Sue Second: Sheila
Time: 8:00 pm