

ELMORE PLANNING COMMISSION
MEETING MINUTES
OCTOBER 23, 2013

PRESENT: Whit Hart, Len Plant, Nancy Allen, Shelia Rysz

The meeting opened at 6:00 p.m.

Minutes for the September meeting were approved.

Agenda Items:

1. *Report on Fluvial Erosion and Flood Hazards:* Shelia presented documents and information re: fluvial erosion and flood hazard conditions which the EPC had worked on in 2011. At that time Steve Munroe from LCPC was the liaison, and EPC had spent a good amount of time considering NFIP regulations and what work would be needed with regard to fluvial erosion and flood hazard information in the by-laws. That work was tabled in the summer of 2011, so that the EPC could create the Outdoor Junk and Junk Storage Ordinance, and begin work on updating the town plan. EPC now has to consider what needs be done to complete the work on fluvial erosion and flood hazards. Commission members will review all documents before the next meeting.
2. *Discussion on Upcoming Zoning By-Law and Subdivision Regulations:*
 - a. We must understand the current and existing by-laws. Commission members will review the existing by-laws and regulations in order to get a better understanding of them before the next meeting.
 - b. It will also be good to list potential contacts and sources for this work. We should include the ZA, DRB, road commissioner, conservation commission, possibly the historical society, and any others with interest / information for input and involvement prior to beginning work on updating the by-laws and zoning by-laws. We will seek their thoughts, ideas, pros and cons.
 - c. Town Plan Recommendations: As we begin work on the by-laws we should reference the updated town plan recommendations for areas that would pertain to the by-laws.
3. *Review and Prioritize the Town Plan Recommendations to the EPC*
4. *Potential EPC candidates.* Following some discussion, Whit will make a contact 'phone call regarding this subject.
5. *Other Business:*

Prior to the November meeting Nancy will obtain data, maps, informational brochures, etc., that could be made available at Town Meeting, and also posted on our web site.

Shelia and Len plan to attend the Woodland Preservation and Wildlife Corridors Discussion in Craftsbury on Tuesday, October 29th, which will include strategies for keeping forests and wildlife intact. The Vermont Natural Resources Council (VNRC) will lead a discussion about existing local and regional strategies, and hand out free copies of VNRC's recent publication: *Community Strategies for Vermont's Forests and Wildlife: A Guide for Local Action.*

Due to Thanksgiving conflict, the next EPC meeting will take place on TUESDAY, November 26th, 6:00 p.m., TCO.

Minutes taken by Shelia Rysz