

Elmore Town Planning Commission meeting minutes: 4.25.19

Meeting started at 7 pm. Meeting ended at 9:15 pm

Attended by:

- Glenn Schwartz: EPC
- Bruce Olsson: EPC
- Michelle Greeson: EPC
- Hans de Boer: EPC
- Don Valentine: EPC
- Seth Jenson: Lamoille County Planning Commission
- Alexa Repko: Lamoille County Planning Commission
- Corey Chase: Telecommunications Infrastructure Specialist
- Alison Link: Healthy Lamoille Valley

1. Healthy living provided sample language for the Planning Commission to incorporate into the town plan.
  - a. This would be a new Section that would be added as an amendment and it would not reset the 8-year clock.
  - b. Glenn Schwartz offered to write the Heath Section and have everyone review it prior to sending it to the Sect Board for approval.
  - c. Healthy living is trying to get more communities to sign on to the 3-4-50 initiative.
  - d. There is a thought that the 3-4-50 initiative should be added into the healthy living section that is being proposed to be amended to the town plan.
  - e. Anyone can take on the 3-4-50 initiative (town, school, etc...)... Anyone who is willing to become a "member" will have access to a \$500 grant. This grant would assist in providing funding for the 5k run.
2. Corey Chase:
  - a. Broadband is very expensive and it is difficult to get service in rural towns.
  - b. Cable companies are required to do line extensions. Comcast has the rights for line extension in Elmore.
  - c. Public Utility Commission required cable companies in VT to have a pricelist (tariff) in order to provide service. There needs to be a certain density reached before the provider would be required to install broadband. 16 customers per mile. There is about 190 houses around the lake, and there will be 4 miles of line needed. "Signing up for service" means you need cable tv (basic cable minimal) for 2 years. Or if you pay in advance for 1 year you would qualify.
  - d. Comcast offers gigabyte service (\$300 a month) is max speed you could reach. Most go for 100mps for \$50 a month
  - e. Corey has offered to help with the organization of getting potential customers together. It would involve knocking on doors and getting 50 people to commit to signing up the service.
  - f. 1-year TV subscription would be approximately \$450 a year. The thought is that having the service at your house would add property value greater than \$450.

- g. Perhaps create another survey to understand how much interest there is from the folks in the lake association in order to see if there is genuine interest in signing up for Comcast.
  - h. Central Vermont internet is interested in getting fiber to all the homes. Also USDA Rural Development grant. There are also many other programs that are trying to assist in getting the internet to rural areas. There are many opportunities.
  - i. Hans will create a survey utilizing Corey's expertise and language. Include a decent amount of information on the first page.
  - j. Cell phone coverage: Corey was part of the study that involved cell phone coverage. Elmore has very little cell coverage. This study was done in order to help make more areas eligible for grant money (which will be available in the next year) to help influence cell companies to put in towers. The cell companies have over represented their service.
  - k. Would Elmore be interested in some kind of partnership with the state for the microcell project? Operational costs are electricity, and internet and geolocation. About \$1,500 a year. Their range is approximately a quarter mile. This is older technology, 3G, so it would voice and text. Data would be slow. Seth suggested that perhaps for Designated Village Centers, the available funds would be allowed to cover this but it would be recouped in the taxes.
3. Seth Jenson from LCPC:
- a. Seth met with the DRB in order to finalize some of the language. DRB was focused on the development areas and how they would look like.
  - b. EPC has found it difficult to get the appropriate feedback from DRB and not getting any DRB representatives at the EPC meeting. EPC is proposing that perhaps members of EPC will go to the next DRB meeting.
  - c. Currently we are close to a full draft and there should be a meeting with both parties (DRB/EPC) where the final draft can be reviewed.
  - d. Glenn suggests Seth take Kate's comments into account and finalize those sections.
  - e. Seth recommends DRB be invited to the next meeting to review a cohesive draft at the May meeting.
  - f. Discussion was had on minimum lot size. Group agreed on the 4,200 ft<sup>2</sup> maximum building footprint size. For smaller lots, 60% of lot size is the maximum building footprint size not to exceed 4,200 ft<sup>2</sup>.
  - g. Also having an attorney review the new zoning language prior to putting it in place.
4. Setting a time for the next meeting: May 20<sup>th</sup>, 7pm.
5. Glenn is volunteering to do the addition of the section of the Healthy Lamoille county and Michelle will review it.
6. Michelle and Bruce will work on the running race.
7. There is a deadline for the charging station by the end of the month. Alexa will provide a map for that.

