

Elmore Planning Commission Meeting
September 4, 2019
6:30 pm Elmore Town Clerks Office

In Attendance: Michelle Greeson, Bruce Olsson, Glenn Schwartz, Don Valentine, Kate Sprague, Seth Jensen-LCPC, Kristen Rose-Elmore Zoning Administrator

Ongoing Business:

Unified Zoning and Subdivision Bylaws:

Review of three remaining sections:

Village District

- Decision was made to change Max Building Footprint back to 3000 sf for new construction. Provisions will be added to section on Non-conforming structures to cover additions and improvements done to existing structures over 3000sf.
- Four energy related options were added to “Additional Site and Design Standards for Conditional Uses”.
- Replaced “fenestrated” with “windows and doors” for clarity.

Height Requirements

- Changed section A to clarify standards for measuring the height of a structure from lowest pre-development grade.
- Add cupolas to list of height exemptions

Certificates of Compliance and Inspection of Improvements

- In Section B(3) Inspection of Roads- current regulations require notice be given to the Zoning Administrator 7 days prior to commencement of construction. This was changed to 21 days.
- In Section B(5)- current regulations allow Zoning Administrator 10 days from receipt of application for Certificate of Compliance to complete an inspection. This was changes to 21 days.

Seth will make changes and distribute newly complete draft of Unified Zoning and Subdivision to EPC and SB. Tentative date for public hearing set for November EPC meeting.

Elmore 5k

- General consensus is that we did a good job planning (well yeah, we are the Planning Commission)
- Kate will place the order for additional t-shirts on Monday. They will be distributed by Sharon at the Town Clerk's Office.
- Michelle will write thank you letters to Sponsors and volunteers
- Ideas for next year: More signage on route 12 directing participants to parking and race start; more water at the turn around; cups instead of plastic bottles.

Yoga at Elmore Town Hall

Kristen Rose proposed holding yoga classes at the Town Hall, she would like a waiver on the standard rental fee as it would qualify as a healthy community activity. Wednesday's were proposed, as they would not interfere with the school use of the building. EPC agreed that this would be great. Possibility of a Rise Vt grant to cover or reduce the costs for attendees of class was discussed, Glenn will look into this and offered to write grant proposal. Other possibilities for activities were also discussed, including group runs, cross country skiing, or exercise classes. Tentative start date of January was given for yoga classes.

LCPC kick off meeting for improving high speed internet

Scheduled for September 16, 2019, Hans is planning to attend.