

**Elmore Planning Commission Meeting Minutes**  
**Tuesday, November 19, 2019**  
**Elmore Town Clerk's Office 6:00pm**

Attendance:

- Hans de Boer – EPC (Elmore Planning Commission)
- Michelle Greeson - EPC
- Bruce Olsson – EPC
- Glenn Schwartz - EPC
- Kate Sprague – EPC
- Don Valentine - EPC

Ongoing Business:

- Discussion of consistent meeting times. Wednesday night seems to be the best time for everyone moving forward. Shoot for the first Wednesday of the month moving forward. January 1<sup>st</sup> is a holiday, so that one will be moved to January 2<sup>nd</sup>, Feb 5, and March 4, etc..
- Town plan review
  - o There needs to be a public hearing for the Town Plan (30 day warning needed). Also, the zoning plan needs to be reviewed as well (15 day warning needed). Also, there is also a meeting needed for having a 1% tax on rental property income (30 day warning needed). These will be warned by the beginning of December and we will begin the hearings in January.
  - o Recap of our goals from the town plan and future direction:
    - Town forest idea: reach out to VT Land Trust. Discussion of large areas of forest around the town and the potential for converting something into town forest. Invite them to our next meeting.
    - Should meet with Stowe Land Trust
    - Conserve section of land on Symonds Road since it is part of the wildlife corridor.
    - Milfoil project went very well this summer. There were over 1200 boat inspections this summer.
- Update on broadband
  - o Discussion of VT State Parks wanting to upgrade cell/internet connectivity at Elmore State Park – there has been no update from Seth on this
  - o Seems like there are a lot of interest, but no real confidence that anything will happen.
  - o Maybe an email alert to ask if there is anyone interest in joining a task force (have Sharon send out an email?). Hans will reach out to Bob Burley to see if he thinks this is a good idea.
- Elmore Community Trust
  - o Group of folks that Kate is a part of that is looking into forming a non-profit that will buy the Elmore Store and lease it to an operator. This process will be benefited by the Village Center Designation.

- This model is being used in Craftsbury, also used in Albany.
- This is the model that the Miller's are the most comfortable with
- Meeting tomorrow with the Miller's (current owners)
- An idea that came up with this discussion involves a community septic system.
- Review timeline for Elmore zoning and Subdivision plan adoption (see above)

NEXT MEETING: December 4, 2019 at 6pm at the Elmore Town Offices

Next Agenda:

- Discussing the 2<sup>nd</sup> of January being the Planning Commission Public Hearing for both zoning and subdivision plan as well as the town plan.
- Update on broadband and the prospective development of a task force.
- Potentially have Stowe Land Trust meeting
- Discuss grants for 2020