

Elmore Planning Commission Minutes

January 6, 2021 at 6pm. Meeting Adjourned at 7:20

Meeting held virtually on Zoom

Attendees: Kate Sprague Glenn Schwartz, Bruce Olsson, Hans de Boer, Don Valentine

Guest: Seth Jensen (LCPC)

New Business:

- **Grandfathering Statute; accessory dwelling. w/guest Seth Jensen**
Current issue: Small lot in Forest district, (less than 7 acres) has applied to build accessory dwelling. Question is what defines a “created” lot. Does the lot just need to be legally subdivided prior to 1/1/2000 or must it include wastewater permits as well. DRB still needs to find out if the lot was recorded prior to 1/1/2000 and if the property owner owns any adjoining property. If adjoining property is owned then the two lots become legally adjoining and cannot be developed as though they were separate lots. Seth will look into this and other questions and put together an email answering all Caroline’s questions. He will send it around to EPC members and discuss at next month’s Planning Commission meeting.
- **2020 EPC Town report:** Draft was accepted by the commission. Kate will send it to Sharon.
- **Grant Opportunities Update:** RiseVT grants are not available yet, delays due to Covid19. There are plenty of park passes remaining so funding would be for Yoga and the 5k, which for obvious reasons cannot be planned on yet. However, VT Department of Forests and Recreation has announced new grant opportunities which could possibly be used for the lake trail.
- **Elmore Efficiency VT report:** Kate sent around Efficiency VT report from Lea at LCPC. Nothing groundbreaking. The main take away was that Elmore should do more outreach to the community regarding home weatherization.

Ongoing Business

- **Walking Path**
Bruce and Glenn went over to check out the access between Beach Road and Draper farm Road and determined the trail must pass through the Upton and Allen properties. Glenn will work on creating a digital map of the proposed trail. Kate will write a letter to Allen and Upton to be included with the digital map explaining the benefits of the proposed trail and plan to reach out by phone again in the spring after they have had time to consider the proposal.

- **Internet update:** CV fiber moving along, updating website, planning to roll out 100 miles of fiber this year, however, nothing new pertaining to Elmore specifically. Hans has reached out to Bob Burley for an update, he is currently busy with planning for the new town garage, and is more or less resigned to Elmore being last in line for fiber.

Next Meeting February 3rd

Agenda:

Walking Path

Internet Update

Grandfathering Statute

Grant Opportunities