

ELMORE PLANNING COMMISSION

Minutes for July 5th, 2022 at 5:30pm

Attendance: EPC: Glenn Schwartz, Bruce Olsson, Don Valentine, Kate Sprague, Michelle Greeson, Hans de Boer

DRB members: 4 members: Caroline Devore, Stuart Wepler, Jill Lindenmyer, Mike Furst

Meeting Minutes:

- Discussion of zoning bylaws

Discussion of the elevation restrictions on building lots/permits in Elmore. In the past decade, the regulations changed which resulted in existing lots which already had units built could not build any additional buildings (including outbuildings) or additions to existing buildings a couple of times. Also in the past decade, there have been several changes to the elevation line of where there were severe restrictions to building. Recently, it has been reduced to 1200 feet in the Forest Reserve District.

Points that need clarification:

- Barnett exemption needs to be made for existing houses on Worcester Ridge Road – how would we approach “exemptions”?
- Need for determining what to do with existing lots which don’t have structures on them yet
- The 1200 foot restriction needs to be researched as to how much it is restricting adding lots to the town (specifically the Keith farm is caught in this void of 1200-1300 feet elevation). This also will affect the Forest Reserve District on the east side of the mountain as well.
- Option to making use of the Elmore Mountain Road as the line and putting a 300 yard offset off of the road as the line of the district.
- Clarify the requirements and ensure that these are clear so that in the future no confusion exists (such as Sterling View and Worcester Ridge lots).
- If a proposed lot is partially in two (or more) different districts, how should the DRB assess the request?
- An extra meeting will be held on July 19th at 5:30 to discuss further.
- Final drafts of Elmore Hazard Mitigation Plan

It has been approved by the Select Board

- Broadband update

No update at this time.

- Final Draft of Developmental Information Packet

A few minor edits needed. We should try to get this distributed to more folks than just the people who have recently purchased property.

- Grant money

There is nothing to report. There are no new grants available so this will be closed until next year.

- 5k Run Preparations

Everything is moving forward as planned.

- Round Table

The Planning Commission is now in charge of the Labor Day fireworks. \$2500 from the town and \$1000 from the Elmore Store.

The next meeting to review the DRB concerns will be held at the Town Office as well as zoom on July 19th, 2022 at 5:30 pm.

The next regularly scheduled EPC meeting will be held at the Town Office as well as zoom on August 2nd, 2022 at 5:30 pm.

Join Zoom Meeting

<https://us06web.zoom.us/j/98015778481?pwd=RVd1bjkzbVNCdWs5MmFZa200K3AvQT09>

Dial in: +1 646 558 8656 US (New York)

Meeting ID: 980 1577 8481

Passcode: 8888