

Elmore Planning Commission Meeting  
**Minutes** for August 2, 2022 5:30pm  
Town Clerk's Office and remote option

**Attendance:** Kate Sprague, Glenn Schwartz, Bruce Olsson, Michelle Greeson, Hans de Boer

**- Potential study of municipal septic**

Funding will be a big part of the conversation. The assumption is that the Select Board will not likely want to get the town involved if there will be significant upfront costs as well as long term tax burdens. A conversation with Seth from LCPC and Lynette from ANR is planned for the September 6th planning commission meeting. This will focus largely on the current funding sources.

Water testing is being done by Vermont DEC in storm drains in the village. After initial testing more will be done on school and one residence in the coming weeks. Results will be available by the September meeting.

**- 5k Run Preparations**

Michelle has received the permit. Bruce and Glenn will be paying a visit to the sheriff's office to ask for cars on either end of the race. We need to make sure all donor's names get on the shirt, some were missed last year. It was agreed that it would be a good idea to get an article in the News and Citizen like we had last year. Glenn will go to a Thursday fire department meeting to make sure that they are on board to do the flagging. Kate will look into making a different type of medal for this year and make sure t-shirts get ordered by the 22nd. Hans will get apples and garuka bars. The plan is to meet again on Friday the 2nd to complete preparations.

**- Discussion of zoning bylaws in Forest District**

The Planning Commission has been in discussions with the DRB and other interested parties regarding the several zoning bylaws in the Forest Reserve District. Including the lower boundary of the district, which appears to have changed several times over the last 10 years, the upper boundary for permitted development, and grandfathering. Another meeting is scheduled for September 7th with the DRB and Seth from LCPC.

Some discussion was had about the town needing a conflict-of-interest policy. EPC agrees this is something we should look into. Michelle suggested, considering the number of Select Board and DRB members who live on Elmore Mountain road and in the Forest district, that any changes we make regarding these matters in the Forest district, should be voted on at town meeting to avoid any conflict of interest.

Suggested minutes of the previous meeting were submitted to the EPC by Warren West, Glenn and Hans will review the suggestions and get the draft minutes out to everyone soon.

**- Final Draft of Developmental Information Packet**

No new developments at this time

**- Broadband update**

The Lamoille Fiber network is progressing slowly. We are still on the 2-3 year waiting list. It does not appear as though Comcast will be swooping in with high speed before then as the cable service they are offering on Elmore Mountain road is the minimum considered to be “high speed” and the state may soon be raising that bar.

**-Round Table**

Hans visited the site of the new town garage which has additional land available for community use. He had an idea for creating an initial space that could hold monthly events and raise money for further community projects on the property such as a bike track or park. A Landscape architect from LCPC will join us in October to start discussing options.

Meeting adjourned: 6:46pm