

## ELMORE PLANNING COMMISSION

### Minutes for September 6<sup>th</sup>, 2022 at 5:30pm

Agenda:

- **Potential study of village septic (Seth from LCPC to join)**

Members of the LCPC joined the meeting this evening: Seth, Lynnette and Emily. The discussion of a village septic was on the table a few years back, but there was a lot of concern about costs. There are more resources available now and the LCPC is providing the information and resources needed to determine whether or not there is interest in doing a feasibility study at this time. The feasibility study would need to include testing all around the lake to determine what the level of risk/waste water is getting into the lake. Based on this study, there is a chance that there would be funding available from the state/other grants to cover significant amounts of the cost of putting in a municipal septic. There is a lot of concern that the costs would be extreme and that the town is not in a place to take on additional debt. If the study were to find issues with some existing septic systems, it could cause issues for some home owners who were not prepared to spend large amounts on fixing existing septic solutions. However, it may be important to do testing due to so many septic systems and wells being so close together. There is potential to get from up to 90% of the funding provided through grants that wouldn't need to be paid back. In order to get the subsidy done, the municipality needs to apply, not any individual or other group. For the study, there may be loan forgiveness of up to \$125,000 of the principal amount. We will have an extra meeting on Oct 18<sup>th</sup> at 5:30 to discuss the possibility of going through with a study.

- **Any prep for special Discussion of zoning bylaws meeting Sept 7?**

Try to keep the meeting organized and at a high level. Need to also keep in mind what the goals are for the Forest Reserve District. If the meeting does not make any progress, it may require outside assistance moving forward to ensure that goals are met.

1. Discuss conflicts of interest
2. Identify the issue
3. Discuss potential solutions:
  - Other towns have elevation restrictions and research what their solutions are
  - Put in place strict restrictions for building above a certain elevation?
  - Dealing with grandfathered building lots
  - How to deal with existing buildings/homes above the restriction elevation
  - Potentially discuss the issue at town meeting day to get the opinion of the town?

- **5k Run follow up**

It was a good turnout. Next need to make sure that everyone is back before handing out prizes/changing. Possibility of taking any proceeds/profit of the 5k for use at the future community space/town park on the property purchased for the town garage. Attempt to promote it as a fundraiser in the future.

- **Final Draft of Developmental Information Packet**

The EPC voted to remove this item from the agenda

- **Broadband update**

Recently there was news that Lamoille Valley Fiber will not be using Google as its ISP and has begun working in a new direction. There is a lot of positive momentum currently as a new direction is being formed. We will remove this item from the agenda in the future and just add any updates within the round table discussions.

- **Round Table**

None

- **Meeting adjourned at 6:45**