

TOWN OF ELMORE, VERMONT

TOWN PLAN 2008

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Elmore Planning Commission

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TOWN PLAN TOWN OF ELMORE, VERMONT

INTRODUCTION

Few towns can lay claim as the beauty spot of Vermont but Elmore is one such place. Elmore is a quintessential Vermont town- a quaint village on the shore of Lake Elmore with a general store and historic church, surrounded by agricultural fields, forested hills and mountains, and miles of gravel roads winding throughout.

Elmore has grown and changed over the years from an agricultural and forestry community with a few small village centers, to a recreation town centered around Lake Elmore, to a growing bedroom community developing on the many back roads. Residents today generally work in other towns but live in Elmore to enjoy country living, close to recreation, and away from the hustle and bustle of the cities and suburbs.

Protecting and maintaining the character and charm of Elmore is important to the future of the town. This is being challenged today as the population continues to grow at a staggering rate. The population in Elmore at the time of the 2000 Census was 849, which is more than double the number of residents only twenty years ago. While growth can be beneficial to the community, growing at this rate can cause unexpected consequences.

Town Plans are a place where communities have an opportunity to reflect on past accomplishments, take stock in where they are, and set a course for the future. For Elmore, this is our opportunity to reflect on our present challenges and opportunities and chart our course for the twenty-first century. The Elmore Planning Commission has prepared the following plan after consultation with residents, visitors, other boards, and anyone else who had an interest in the future of Elmore. The Planning Commission is authorized by 24 V.S.A. Chapter 117, §4381, (hereinafter referred to as the "Act") to draft this plan and has followed all requirements in its preparation and adoption.

Historical Overview

The land on which the Town of Elmore is presently situated was granted to Colonel Samuel Elmore in 1780 as payment for his service in the Army of the Continental Congress during the American Revolution. In 1790, Elmore's population was 12. By 1820, there were 127 persons. By 1860, Elmore was a thriving community of 602 inhabitants. It supported a hotel, a store, blacksmith shop, church, post office, potato starch factory and a school. A second village was located in what is now referred to as 'East Elmore.' Iron ore was mined and many sawmills existed within the borders of Elmore.

As throughout the rest of Vermont during the 1960s, Elmore's population began to grow. It has not stopped yet. Elmore is still primarily a residential community,

although 7% of the homes are seasonal. Farming is no longer the primary occupation of Elmore's residents, but the town still maintains its rural character. Elmore is an active recreational center. This recreation is both semi-organized, as with the activities around the lake, and totally spontaneous, as with the extensive use of Elmore by residents and non-residents for cross-country skiing, camping, fishing, hunting and snowshoeing, etc.

Statement of Objectives

The purpose of this town plan is to provide guidelines for the future growth and development of land, public services and facilities, and guidelines for protection of the environment. Therefore, the objectives of the plan are: (*position in the list does NOT reflect importance*)

- To maintain the rural character of our town and landscape.
- To promote agricultural and forestland use.
- To maintain a pure and adequate supply of groundwater for the town's future.
- To provide a healthful and aesthetically pleasing environment for water-based recreation.
- To protect unique and fragile areas including but not limited to higher elevations, especially on the Worcester Range, excessive slopes, shallow soil to bedrock, wetlands, flood hazard areas, shorelands, endangered species habitats, deer yards and critical habitat for indigenous species.
- To identify and preserve historical resources.
- To protect our air quality and air space.
- To protect the ecology of our lakes, ponds and wetlands.
- To establish a plan for orderly growth of the town in such areas and under such conditions that the demand for increased services will not significantly affect the tax burden for existing residents.
- To protect the scenic character of Elmore including the historic village, lake, forested hills and agricultural fields.

How is a Town Plan useful to the people of Elmore?

There is a range of ways in which a town plan can be used - from simply a source of information to a foundation for regulations. Ultimately, the residents of Elmore determine the uses of the Elmore Town Plan. Among the potential uses of the municipal

plan are the following:

- A source of information: The plan is a valuable source of information for local boards, commissions, citizens and businesses. The information in a plan could serve to familiarize residents, potential residents, and development interests about Elmore and its resources.
- A basis for community programs and decision-making: The plan is a guide for the recommendations contained in a capital budget and program, for any proposed community development program, and for the direction and content of local initiatives such as farmland protection, recreation planning and housing.
- A source for planning studies: Few plans can address every issue in sufficient detail. Town Plans not only record and discuss what is known about the resources and residents of the town but also what is not known. Therefore, many plans will recommend further studies to develop courses of actions on a specific need.
- A standard for review at the state and regional levels: Act 250 and other state regulatory processes identify the municipal plan as a standard for review of applications. Municipal plans are important to the development of regional plans and regional and inter-municipal programs. In addition, state proposals must comply with town plans including the purchase of state land for parks and recreation.
- A long-term guide: The plan is a long-term guide by which to measure and evaluate public and private proposals that affect the physical, social, and economic environment of the community.
- An eligibility requirement for state and federal grants: In 2000, the state began requiring towns to adopt plans in order for communities to be eligible for most grants and low interest loans. Planning grants, water and wastewater grants, community development grants, and other key sources of funding all now require the municipality to have an adopted plan. While many private funding sources do not require town plans in order to be eligible, having a town plan that documents the need for funding will generally strengthen the application.
- A basis for regulatory action: The plan serves as a foundation and guide for the creation or amendment of the zoning regulations, subdivision regulations, the official map, shoreland bylaws, flood hazard bylaws and for the decisions made under these regulations.

HISTORIC & ARCHEOLOGICAL RESOURCES

Elmore's historical resources include many examples of native Vermont architecture, some in the Village of Elmore and others scattered throughout the town. Some of the oldest and most interesting buildings are clustered in Elmore proper. These include, but are not limited to, the Town Hall, the School, the church and the Elmore Store. The village is one of our best historic resources because of its authenticity and charm. The town also contains the remains of the once thriving village of East Elmore. There may be other places or structures or foundations of interest of which the writers of this document are unaware.

The Elmore Historical Society

The Elmore Historical Society was formed on September 6, 1996. Its purpose is to record, preserve and collect all available information about the hamlets and people of the Elmore area from as far back as people existed in this area.

The Elmore Historical Society's first priority is to preserve and identify the many photos that exist concerning Elmore. Future plans include workshops on how to preserve photos and items of historical interest to the town, hikes to explore the sites of past villages and mills, a written history of the town, and also a history suitable for children.

Historic structures

The Vermont Department of Forests, Parks and Recreation owns the Elmore Fire Tower. It was built following the hurricane in 1938 and remained in use until 1974. On September 5, 1995, it was designated a National Historic Lookout.

A 1983 survey of Elmore identified 37 buildings and three districts that were historically significant in town. The three districts were the Lake Elmore Historic District, the Lake Elmore East Historic Camp District, and the Lake Elmore West Historic Camp District. None of the structures or districts has been placed on the National Registry of Historic Structures.

Archeological resources

Elmore's archeological record differs from the historic sites in that the information that exists is buried. Archeological sites contain a fragile, complex and irreplaceable record of past human activities. For 10,000 years Native American persons focused their activities within the river valleys and lake basins. Any prehistoric archeological sites constitute an essential link to our past and are often the only source of information for the longest part of human history in Elmore.

A National Park Service Study of archeologically significant riparian area was conducted

as a part of the Vermont Rivers Study in 1986. The Park Service findings concluded that Elmore Pond Brook from Lake Elmore to the Wolcott town line has an expected moderate to high archeological sensitivity. This rating does not necessarily indicate that any archeologically significant resources have been located in this area; it only denotes that the topography, sun exposure, availability of food and other important natural resources exist in the right combination.

Goal

To identify and preserve Elmore's historical and archeological heritage for current and future generations.

Objectives, Policies, and Recommendations

History

- To record and preserve the history of Elmore

Policies

- i. Applications for grants to compile a history of Elmore are supported.
- ii. Efforts to protect and preserve items and artifacts of historic significance to Elmore are supported.

Recommendations

- i. The Historic Society should work with the Town and State Division of Historic Preservation to identify a secure and safe place for the long-term storage of items intended for preservation.

Historic structures

- To preserve individual buildings, structures, and districts of historical value.

Policies

- i. Elmore encourages the restoration and reuse of historic buildings.

Recommendations

- i. The Elmore Historical Society should develop a plan to identify and preserve Elmore's historic resources. Elmore should compile a comprehensive listing of historical areas and structures in town.
- ii. The Historic Society should research avenues for historic preservation projects in town.
- iii. The zoning bylaws should continue to recognize the historic significance of Elmore Village District.

Archeological resources

- To preserve Elmore's fragile archeological record.

Policies

- i. If during the development of a parcel an archeological site is discovered, the town encourages the developer to contact the state archeologist to give a reasonable opportunity to investigate and suggest a means to mitigate

- the impact.
- ii. Projects occurring in the archeologically sensitive area around Elmore Pond Brook should consider the potential impact of their project on archeological sites during the early stages of development. This will offer the best opportunity to mitigate potential impacts.

Recommendations

NATURAL & SCENIC RESOURCES

Elmore's natural and scenic resources include its forests, fields, surface and ground waters, wild plant and animal populations, air space and its other special features. Special features include its highest elevation (the Worcester ridge), steep slopes, soils that are prone to erosion, wetlands and vistas.

Current land use pressures on water quality, wild populations and special features include the building of roads and structures on steep slopes with fragile, thin soil and the upgrading of summer camps to year round residences on the shores of Lake Elmore.

Earth Resources

Sand and gravel. Although a majority of Elmore has shallow soils on glacial till, there are a few areas of interest that have sand and gravel deposits. The largest areas of sand and gravel are west of Elmore Mountain Road especially around the Bliss Hill Road area (see Soil Resources Map). A second area with sizable deposits is in the East Elmore area.

Sand and gravel deposits are a finite resource and once depleted cannot be replaced. Sand and gravel are important resources for construction and road maintenance. By their nature though, extraction operations have a high potential to become a nuisance in areas where they occur. For this reason the State of Vermont (through Act 250) and the Town of Elmore (through local zoning) regulates earth extraction operations.

Prime agricultural soils and productive forest soils. Soil provides the medium and nutrients for growth and crops grow best where these conditions are ideal. Prime and statewide significant soils have been classified based on these and other criteria. Whether the crop is hay, corn, or trees, the best use for the resource is agriculture or forestry. As a limited resource, management and conservation are the keys to long-term sustainability. These resources are mapped on the soil resources map. (For more information on soil types please refer to the U.S.D.A. soil handbook for Lamoille County.)

Protection of forest soils and water quality can also be accomplished through private landowners use of Accepted Management Practices and Best Management Practices as established by the state. Residents with questions regarding these standards should contact the County Forester for information.

The Elmore zoning bylaws require the submission of an erosion control plan for any development that will disturb soil and limits disturbing of soil on steep slopes. Conspicuously absent in the bylaws is any recognition or protection of statewide significant agricultural soils or productive forest soils. The Town should consider the benefits of requiring development to avoid fragmentation of large patches of prime and productive soils if possible.

Topography. Elmore's topography can present serious limitations to development. In

particular, high elevations and steep slopes are found in the Worcester Range including Elmore Mountain. The slope and topography map shows these features. The slope classifications on the map are based on important development classes.

Slope	Limitation
0-10%	Few limitations- areas with less than 3% slope may require drainage improvements.
10-20%	Some limitations exist- generally suitable for low density housing on large lots with some consideration of erosion control and runoff.
20-30%	Serious limitations exist- construction becomes costly, erosion and runoff problems likely. Conventional septic fields prohibited.
30-45%	No development or construction should occur. Vegetation required to prevent erosion.
45%+	Extremely steep slopes should remain undisturbed.

Through the Act 250 process, Vermont has set a boundary statewide regarding development over 2,500 feet elevation. These areas typically are slower to recover from disturbance and a greater risk of erosion. All development, including forestry operations, requires an Act 250 permit for projects over 2,500 feet. All locations in town over 2,500 feet are currently in public ownership.

The Town of Elmore has established a forest reserve district in the Worcester Range for elevations above 1,300-foot. Some low-density housing is permitted in the district up to a 1,500-foot elevation. Land uses above 1,500 feet are limited to forestry, agriculture, and outdoor recreation that does not require development.

Water Resources

Elmore has a number of important water resources that contribute to the unique qualities of the town. Lake Elmore will be discussed throughout this plan due to its central role in community. In addition to Lake Elmore, there are two large undeveloped ponds, some smaller ponds, many wetland areas, streams, and other important water features.

Lakes and Ponds. Lake Elmore is a 219-acre lake at an elevation of 1,139 feet that supports environmental and recreational uses. It is a natural lake whose surface elevation is artificially controlled although the maximum depth is still only 17 feet. Morrisville Water and Light owns the dam and uses the lake for a water impoundment for its dams in Morrisville. The lake supports four noteworthy plant species including a threatened and a rare species of burreed and two rare aquatic buttercups. Aquatic life in general is considered threatened due to water level fluctuations on the lake. Due to the

shallow nature of the lake, Eurasian Milfoil is a significant concern.

Little Lake Elmore is a 20-acre lake, which can only be accessed by foot from a small wooded track, approximately $\frac{3}{4}$ mile from the nearest road. It is a wilderness like lake, which also supports a threatened burreed species and a rare watermilfoil.

Hardwood Pond is the highest elevation lake in Lamoille County. This 44-acre natural lake is located in a remote section of town. There are numerous other smaller ponds dotting the landscape in Elmore

Little Lake Elmore and Hardwood Pond are protected by shoreline zoning for lands within 500 feet. There is a 100-foot setback and vegetative buffer and 5 acre zoning in order to protect water quality. These setbacks have been recognized by the regional planning commission as an aggressive means to protect water quality. Lake Elmore itself has less strict standards although much of the shoreline is already developed. Within 500 feet of Lake Elmore the minimum lake setback and buffer is 40 feet and density is one acre.

Streams and rivers. Elmore is a part of two watersheds-the Lamoille and the Winooski River. The water resources map identified three sub-watershed lines. The northwest third of town drains into either the Elmore Pond Brook or Bedell Brook depending on which side of Elmore Mountain and the Worcester Range one is on. These brooks eventually drain into the Lamoille River.

The north east third of town drains into the Elmore Branch, which eventually flows into the Lamoille in Wolcott village.

Flowing south into the Winooski watershed is the North Branch, which is fed by Barnes Brook. Russ Pond Brook and Hardwood Brook both originate in Elmore and join the North Branch in Worcester.

The zoning bylaws protect rivers and streams by requiring a 50-foot vegetative buffer and minimizing stream and river crossings. These minimum standards should be maintained into the future.

Wetlands. There are a few large wetlands in Elmore. The two most visible wetlands are the 144-acre wetland complex south of Lake Elmore and the wetlands along the North Branch adjacent to Route 12. Wetlands serve critical roles including storm-water retention, erosion control, groundwater recharge, and wildlife habitat.

The U.S. Department of the Interior has mapped wetlands and each town has a set of National Wetlands Inventory (NWI) maps. Vermont's wetland regulations are based upon the NWI maps. They designate all wetlands in Elmore as Class II and therefore are required to have a 50-foot buffer between the wetland and any adjacent land development. The Town of Elmore zoning reflect these standards and also requires a 50-foot buffer.

Flood Hazard Areas. Flood plains are land areas adjacent to water bodies, primarily rivers, which are subject to seasonal or periodic flooding. These areas store water during heavy rains and spring thaws, thus slowing the velocity of water flowing downstream. Gradual release of storm-water minimizes erosion, stream-bank scouring and downstream flooding.

Flood plains are considered unsuitable for development for several reasons: potential danger to life and property, loss of floodwater storage, effects on channel capacity and down stream communities, and improper functioning of subsurface sewage disposal systems when there are high water tables. However, flood plains are usually prime agricultural land due to the highly productive nature of the soils and can serve as recreational sites such as parks and ball fields.

Flood hazard areas in Elmore are generally associated with the Elmore Branch and North Branch (see water resources map). The Town of Elmore amended the zoning bylaws in March 1989 to include flood hazard area zoning bylaws to protect the health, safety and welfare of residents and visitors. The adoption of these bylaws also allows property owners in the town of Elmore to purchase flood insurance through the National Flood Insurance Program (NFIP). The regulations allow agriculture, forestry and recreational facilities in the flood hazard area although other uses and structures may be allowed pending conditional use approval.

Groundwater. Most drinking water in Elmore is provided through private wells and springs. These sources are replenished through rain and surface waters which percolate through the soils. Any activity which introduces contaminants directly into the ground (such as underground storage tanks, septic disposal fields, and agricultural activities) can affect groundwater quality.

Since all water in Elmore is provided through wells and springs, it is important to protect the quality of well water through proper separation between wellheads and septic disposal fields and other hazards. All wells and springs are required to meet Vermont's Water Supply Rules.

Public groundwater sources in Vermont are assigned Wellhead Protection Areas (WHPAs). The Agency of Natural Resources (ANR) is responsible for the Wellhead Protection Area Program. A public water supply is defined as one serving ten or more connections or 25 or more persons. Elmore has one WHPA for the Elmore Water Cooperative. Well locations and WHPA locations are confidential information due to terrorism and vandalism concerns. Anyone interested in this type of information may contact the Department of Environmental Conservation- Water Supply Division.

Forest Resources

In an effort to identify forest resources for protection, the Elmore Planning Commission conducted a Forest Land Evaluation and Site Assessment (FLESA) of all parcels of land greater than 25 acres in size. This included 88% of the land in the town (22,362 acres of

25,408), the vast majority of which is privately owned. The FLESA studied and recorded the size, access and soils of the land parcels. Special features of value to recreation or wildlife were noted. These features included presence of wetlands, shorelines on lakes and ponds, year-round streams, trails, Class IV roads, critical species habitat and proximity to state property. Parcels were also judged for their development potential by evaluating accessibility, soils and availability of power.

Purchase of development rights and conservation easements are one way to protect the forest resource from development and fragmentation. Any future forestry conservation effort in town should review the findings of this report for guidance. The FLESA maps can be found in the Town Clerks Office.

Forest Type	Acres in FLESA parcels	
Hardwood	15,614	
Softwood	749	
Mixed forest	3,931	
Forest wetland		256
Scrub wetland		480
Other use*	1,332	

* agricultural, open water, residential, recreational, wetland.

Management of the forest resource is expected within the Forest, Rural-West, and Rural-East districts. State law exempts forestry from zoning regulations provided Accepted Management Practices are followed.

Wildlife Resources

Fragile and Natural Areas. In 1976, the state created an inventory of significant natural areas throughout the state. The natural area designation does not provide a site with any additional protection from development. There were two sites in Elmore that were placed on the Natural Areas Inventory.

The Lake Elmore Swamp is a deep marsh and shrub-wooded swamp used by wildlife and waterfowl during migration the area is 70 acres in size and is considered to be of statewide significance. Little Elmore Bog is a 120 acre wooded boggy areas used by waterfowl and provides habitat for an unusual significance of birds. Neither of these areas, though, was included on the Fragile Areas Registry released in 1982.

Critical Wildlife Habitat. There are four types of critical wildlife habitat found in Elmore- deer wintering areas, bear habitat, rare & endangered species habitat, and fisheries (see critical habitat map).

Vermont’s deer require specific winter habitat in order to survive the seasonally severe weather and heavy snowfall. Winter deer yards provide two features important to

whitetail deer survival- shelter and food. Statewide between 6 and 8% of Vermont's forestland is suitable for winter deer range under average winter conditions. Wintering areas do not change significantly between years and can be used by generations of deer over several decades if appropriate habitat conditions are maintained.

Bears require large areas of uninterrupted forestland for breeding. They also require travel corridors to move from one part of their habitat to another, especially as forested areas may be subdivided and developed. Due to Elmore being so heavily forested, a majority of town is considered potential bear habitat.

Most of Elmore's rare and endangered species sites are associated with its lakes. One site is located in the Lake Elmore Swamp while a second is located in the Little Elmore Bog and a third at Hardwood Lake. The only site not associated with water is on top of Elmore Mountain. State law protects all of these areas.

According to the Vermont Rivers Study in 1986, Elmore Pond Brook has Brown, Rainbow, and Brook Trout. An earlier study of lakes identified Lake Elmore as being used for warm water fishing and Little Elmore for coldwater fishing.

One purpose of the shoreline and forest districts is to provide habitat for wildlife and to help achieve the goals of this section. Maintaining these districts into the future will continue to protect wildlife from a variety of habitats- forested, mountainous, wetland, and aquatic.

Scenic Resources

The Worcester Ridge is an important natural scenic resource. This ridge stretches from the northern tip of Elmore to Middlesex. This is one of the largest undeveloped mountain ranges in the State. The highest elevations in Elmore occur along the Worcester ridge. The slopes are steep, and the soils are shallow and poor, typically Lyman -Tunbridge with D and E Slopes. The Worcester ridge is visible from many places in Lamoille County as well as some locations outside of the county.

Through the zoning bylaws, the town has attempted to protect the scenic values by establishing strict standards for compliance on development over 1,500 feet in elevation. Elmore also promotes the use of Planned Unit Developments (PUD) to cluster housing in order to achieve the objectives of preservation and protection of surface and groundwater, wetlands, streambanks, floodplains, and lake shore areas; significant topographic features including hilltops and ridgelines, areas of steep slopes or shallow soils; significant resource lands. These are intended to protect the scenic as well as the ecological values.

Goals

To use Elmore's earth resources conservatively for the benefit of existing and future

generations and to conserve and enhance the agricultural and forestry soils in town today.

For Elmore's water resources, including its lakes, ponds, streams, rivers, wetlands, groundwater, and associated habitats to be preserved and, where degraded, improved in order to ensure water quality for drinking, recreation, and the environment.

For Elmore's forested landscape to be maintained into the future for its value as timberland, recreation, and wildlife habitat.

To protect and maintain in a healthy condition natural areas with significant ecological value and critical habitat for wildlife including deer wintering areas and habitat for rare and endangered species.

To protect Elmore's natural scenic views specifically the forested mountains of the Worcester Range.

Objectives, Policies, and Recommendations

Earth resources

- To protect earth resources from loss due to erosion and inappropriate development.

Policies

- i. Extraction and related processing operations will be permitted only when it has been demonstrated that there will be no adverse impacts on the town or its residents. Potential conflicts between current land uses and proposed extraction shall be minimized. Strict standards for the operation, maintenance, and restoration of extraction sites may be established as appropriate based on the unique conditions of the area affected.
- ii. All development in town must be pursued with strict regard to the capacity of the soils to support it.
- iii. Development on slopes greater than 30 percent are prohibited.
- iv. Development over 2,500 feet in elevation is prohibited. Elmore supports public ownership of lands over 2,500 feet.
- v. Existing development over 1,500 feet in elevation (but below 2,500 feet) is allowed but future growth is prohibited. Very low-density housing is permitted over 1,300 feet elevation up to 1,500-foot elevation.

Recommendations

- i. Continue to enforce local zoning regulations with regards to earth extraction and processing operations. Where the provisions are found not to achieve the goals of this plan, the bylaws should be amended.
- ii. Continue to have a Forest Reserve District in the Worcester Range to limit development above 1,300 feet in elevation.

- To conserve prime and statewide significant soils for use in agriculture and forestry.

Policies

- i. Further fragmentation of productive agricultural and forestland is to be avoided; continued access to the productive forest and farmland will be ensured.
- ii. Use of Accepted Management Practices by agriculture and forestry operations are required as established by the state. Elmore encourages the use of Best Management Practices to better protect soil resources from erosion or degradation.

Recommendations

- i. If subdivision regulations are considered for Elmore, provisions should be included that would minimize fragmentation of large patches of productive soils.

Water resources

- Development should be sited and constructed in such a manner as to minimize the potential for ground or surface water contamination.

Policies

- i. A 100-foot setback and vegetative buffer are required around Little Lake Elmore and Hardwood Pond.
- ii. A 40-foot setback and buffer are required around Lake Elmore.
- iii. A 50-foot vegetative buffer is required from the edge of any perennial stream or river. Stream and river crossings are to be minimized.
- iv. A 50-foot setback and vegetative buffer is required around any Class II wetland. No filling or draining of wetlands is permissible.
- v. Floodplains are considered unsuitable for development. Agriculture, forestry, and recreational facilities are appropriate uses of the flood hazard areas.
- vi. All wells and springs must meet Vermont's Water Supply Rules.

Recommendations

- i. Continue to monitor lakes in town for evidence of Eurasian Milfoil.
- ii. Continue to enforce the shoreline zoning for Little Lake Elmore and Hardwood Pond.
- iii. Continue enforcement of Elmore's septic regulations especially in the vicinity of Lake Elmore.
- iv. Maintain the current setbacks and buffers found in the zoning bylaws to protect streams and rivers.
- v. Continue enforcement of the Flood Hazard Area Zoning regulations and continue to keep the regulations current with state and National Flood Insurance Program guidelines.
- vi. The Elmore Cooperative should consider purchase of an easement in order to protect the Well head Protection Area (WHPA) for the Elmore Water Cooperative well. Alternatively, the town should consider WHPA zoning in order to ensure development in the WHPA would not have a negative impact on water quality.

Forest resources

- To conserve large parcels of working forestland for future timber management as well as the recreational and wildlife benefits these parcels provide.

Policies

- i. Purchase of development rights is supported as a mechanism for preventing fragmentation of the resource while maintaining private ownership and management of timberland.

Recommendations

- i. Distribute information about the Vermont Land Trust and other land conservation options to land owners of large tracts of land in town.

Wildlife resources

- To identify and protect important species and their habitats including those of rare, threatened, or endangered plants and animals.

Policies

- i. Rare, threatened, and endangered species and their habitats will be protected and preserved through appropriate conservation techniques. Where appropriate a buffer strip should be maintained to ensure protection.
- ii. Deer wintering areas and bear habitat should be protected from development and other uses that threaten the ability of the habitat to support the species.

Recommendations

- i. Future zoning updates should require applicants to identify rare and endangered species sites and provide evidence that these sites will not be negatively affected by the proposal.

Scenic resources

- To protect the scenic character of Elmore including the historic village, lake, forested hills, and agricultural fields.

Policies

- i. Elmore supports the use of Planned Unit Developments as a mechanism for protecting scenic features including agricultural fields and forested hills.
- ii. Along the Worcester range, development over 1,500 feet in elevation is limited.

Recommendations

- i. If allowed by statute, Elmore should consider adding to the zoning bylaws a requirement that developers must use Planned Unit Development provisions in areas of ecological or scenic value.

TRANSPORTATION PLAN

Highways

The Town Highway Dept services the road network in Elmore. Numbered state highway roads are maintained by the District #6 Highway Garage personnel (a State District Garage), located in Morrisville. The day-to-day operation of the Town Highway Department is the responsibility of the Road Manager, who is overseen by the Select board.

The Town may, at the discretion of the Selectmen, accept new roads into its care. However, the road must be constructed according to Town standards.

The Town Road Department only has 5/10 mi. of paved road to maintain, thus the Town does not use a significant amount of salt and does not have a salt shed. Sand is trucked and is stored outside on the site. Below is a listing of the various road classes within Elmore:

Class 1 - State maintained Rt. #12	7.932 mi.
Class 2 - Town maintained (w/state aid)	4.850 mi.
Class 3 - Other Town-maintained roads	21.550 mi.
Class 4 - Not actively maintained by Town	17.800 mi.

The Town owns and maintains six bridges. Five of the bridges are cement deck bridges and the sixth bridge is a large culvert technically considered a bridge by the State. Elmore participates in the State Aid Bridge Program. Because Elmore participates in this program, when bridges are rebuilt or repaired, the State pays ninety percent and the Town, the remaining ten percent. Proposed replacement and rehabilitation of bridges are scheduled into the Vermont Dept. of Transportation's Three Year Program. Due to this funding mechanism the Municipality does not have complete control of repair or replacement scheduling of bridgework.

All other bridges in Elmore are small culverts ranging in size from 18 inches and up, which serve intermittent streams, to 14-foot diameter tubes, which serve larger waterways. Storm drainage is also handled by the Town Highway Department.

The major vehicles of the Transportation Department are as follows:

	<u>Estimated Date</u>	<u>Replacement Cost</u>
<i>2000 Ford 1 ton pick-up w/plow & sander</i>	2010	\$ 65,000
<i>1995 Ford Dump Truck/Plow & wing</i>	2007	\$ 100,000
<i>2002 International Dump Truck/Plow & wing</i>	2012	\$ 100,000
<i>1987 John Deere Grader 670A</i>	2004	\$ 40,000
(used)		
<i>1988 John Deere 310D Wheel Loader Backhoe</i>		

1984 John Deere 544D Loader

2010

\$65,000 (used)

Maintaining a budget for highway capital expenditures will provide the Town Highway Department greater flexibility and more options regarding the replacement of equipment. The Town owns the five bay Town Garage and Fire Department Station located on a 3.1-acre parcel off Park Road.

In order to achieve the goals of a safe highway system, the zoning bylaws have established regulations regarding access to lots, driveways, and parking and loading areas, and to oversee conditional so that they will not have a negative impact on traffic on roads and highways in the vicinity. Additionally the Selectboard has adopted policies and ordinances to establish road standards and bridge and culvert standards. The State Department of Transportation issues permits for curb cuts onto Route 12.

Airports and rail

The closest airport service, the Morrisville-Stowe State Airport, is located in Morristown. Regular, commercial airport service is available at the Burlington International Airport, in South Burlington. The Lamoille Valley Railroad is not operational and is in the process of being rail banked at this time. The nearest passenger service available is AMTRAK, with stations in Waterbury and Montpelier.

The noise from the tow planes, and approaching and departing planes, is a concern for Elmore residents especially in the rural west district. The occasional seaplane that lands on Lake Elmore has not been an issue in the past but should be monitored for safety reasons considering the recreational nature of the lake.

Alternative Transportation Plan

At an April 1997 community meeting, existing alternative transportation modes were identified as follows:

- Recreational Trails - along the ridge of the Worcester Range (Skyline Trail) and the trail that leads out to East Elmore.
- Air facilities - the lake is used by seaplanes and other amphibian craft.
- Park and Ride Share Facilities - the church and the store area used as informal ride share lots.
- Pedestrian Facilities - picnic tables are located at the lake near the store.

Goal

To provide a safe and efficient transportation network that utilizes a variety of modes and is maintained in a cost effective manner.

Objectives, Policies, and Recommendations

Highways

- The town highway system should be safe and efficient for vehicular and non-vehicular use, as appropriate, and be maintained in a cost effective manner.

Policies

- i. Future growth in Elmore should occur in areas and under such conditions that the demand for increased transportation services will not significantly affect the tax burden for existing residents.
- ii. New road construction, whether public or private, must meet town road standards.

Recommendations

- i. Make a detailed study of costs of the Town Highway Department. Identify and plan for necessary capital expenditures over a future period of approximately ten years. This should be an ongoing practice.
- ii. Study future needs of Town Highway Department, both equipment and personnel, with projected population growth factored into study.
- iii. Develop regulations for developers who wish to build roads for inclusion in the roads maintained by the Town. This taking-over-of-maintenance doctrine is currently "at the discretion of the select board."

Airports and Rail

- Beyond occasional seaplanes, airports and rail service are not expected locally in the future. Elmore should maintain communications with regional providers of these services.

Policies

- i. Communicate with the Vermont Department of Transportation concerning any future changes to the airport facility that may affect Elmore residents.

Recommendations

- i. Monitor seaplane use on Lake Elmore.
- ii. Review activities/plan of Morrisville/Stowe Airport; assess whether these conflict with Elmore Town Plan objectives

Alternative transportation

- Pedestrian and non-vehicular transportation networks should be safe and conveniently locate to encourage their use.

Policies

- i. Elmore encourage establishment of a public transit van to get people from Elmore to places out of town.

Recommendations

- i. Create a crosswalk across Route 12 from the Elmore Store to the Lake School.
- ii. Establish a local ride share program and having park and ride lots.
- iii. Identify practical sites for car pool group parking as well as parking and shelters for residents using any possible future mass transit services
- iv. Widen the shoulders on Route 12, particularly from the State Park to the Elmore Store.
- v. Explore the possibility of sidewalks from the State Park to the Elmore Store.
- vi. Encourage development of a recreational trail that goes from the road around the lake south to the Putnam State Forest trails network and continues south to a potential parking lot on Route 12.

COMMUNITY FACILITIES AND SERVICES

Public Buildings & Public Facilities

1,610.51 acres of Elmore are public lands. This figure includes the lake, state park, state forest and municipal lands.

- .25 acres - Elmore Lake School and schoolyard
- .25 acres - Town Clerk office building
- .25 acres - Town Hall
- 3.1 acres - Town garage and fire department buildings
- 2.52 acres - Cemetery lands
- 1,604.14 acres - state park and forest

Semi-public facility: The Elmore Church sites on 1.2 acres of land and is used to house community gatherings in past years.

Hospitals

The area is served by Copley Hospital.

Libraries

The Morristown Centennial Library serves the area.

Water Supply

The Town of Elmore has no municipal water supply. There are, however, private community water cooperatives. The Town of Elmore is a member of a water cooperative serving 23 hook-ups in Elmore Village. The spring house that supplies this water cooperative must comply with State of Vermont Water Resources Dept. regulations. At the present time, there are no expansion plans for the village water cooperative.

Many of Elmore's rural residential homes are served by private water systems supplied by shallow springs. Some of these are gravity fed systems that can be located on a neighbor's property or some distance from the homes they serve. These types of springs can be adversely affected by nearby development which can pose a threat to water supply by the construction of new wells or water potability by the installation of septic systems, or both. Increased population density may pose a serious water supply problem for these water systems.

Sewage Disposal

Elmore has no central wastewater treatment facility. Sewage is treated in individual, on-site septic systems. State regulations govern new and replacement systems (i.e., perk tests and septic designs).

Any person intending to build, replace or alter a sewage disposal system shall apply for a Disposal Construction Permit and submit a final inspection report to the Sewage Officer, as indicated in the Elmore Sewage Disposal Ordinance (7/11/85).

New State wastewater regulations were passed in 2002 and will be phased in by 2007. These new rules will allow 'alternative systems' but the legislation removed the statewide 10-acre exemption (previously the state did not require homes on a 10 acre property to have a septic system). Conventional septic fields will still be limited to slopes less than 20% and other site conditions such as percolation rates and depth to groundwater although the new alternative systems can be located almost anywhere. By 2007, all wastewater permitting will be state level (no more local septic permits) unless the town votes to takeover the permitting. Many towns have decided to turn over the responsibility to the state in 2007 because of the costs involved in permitting locally (new state requirements would require sewage officers to be licensed engineers or site technicians).

Refuse Disposal

Refuse disposal is handled on an individual basis by residents who either make private arrangements or transport their own trash to a small transfer station in Morrisville. Elmore is a voting member of the Lamoille Regional Solid Waste Management District and complies with district rules and regulations. It is the district's policy to try to avoid burying refuse in the ground by recycling as much as possible. Elmore residents recycle with Morrisville.

Disposing 'household hazardous waste' is very costly for the solid waste district and is usually handled as a district-wide event. Educating the community about what products to avoid buying would help reduce the cost of disposing of these products.

Disposal of hazardous waste is governed by state and federal laws. Salvage yards and the open storage of junk and vehicles are regulated locally through the zoning.

Public Safety

Fire Protection. Elmore has a volunteer fire department, which was formed in 1983. The department operates from a station located adjacent to the town's garage, located on Park Road (map 20, block 20, lot 21). Elmore is a participant in the Lamoille County Mutual Aid Network for dealing with large fires. Wolcott and Elmore have a special arrangement whereby both departments respond to each other's calls.

The Fire Department provides the following services: fire suppression, search and

rescue, water rescue, Haz Mat protection, emergency management, fire prevention, education, auto extrication, Vermont rural fire protection, carbon monoxide alarm investigations, home inspections for Fire Insurance Co., CPR Certified, participate in the 'Success By Six' educational program, and participate at Act 250 hearings and town planning meetings.

In 1998, Elmore built a fire station at the site of the town garage. This was important to the maintenance and care of the trucks and for the storage of personal gear for the firemen. Other improvements have been made over the past few years including the addition of an emergency generator for the station and a 4,000 gallon buried water tank for filling tankers.

The Fire Department has also been active in applying for grants to construct 13 dry hydrants around town and to purchase pagers and wildland protective gear.

A Capital Equipment fund is maintained to defray replacement costs. Current vehicle inventory consists of:

1978 Maxim Pumper - purchase date - 1996
purchase price including refurbishing - \$5,000
projected replacement schedule - year 2005
projected replacement cost = \$30,000

1971 Ford Pumper - purchase date - 1991
purchase price - \$8,000
replacement schedule - year 2002
projected replacement cost - \$30,000

1979 GMC Tanker - purchase date - 1990
purchase price - \$22,000
projected replacement schedule - year 2003
projected replacement cost - \$30,000

All dates and replacement amounts are approximate.

Police Protection. Police protection is supplied by the Vermont State Police and by the locally elected Constable. Dispatch out of the Lamoille County Sheriff's Department provides for 911 emergency services.

Emergency Rescue. The Morristown Rescue Squad responds to most Elmore emergencies. Lamoille Rescue Squad is available as a back-up service.

Hiker Rescue. The Vermont State Police Search and Rescue Team and the Elmore Fire Department respond to reports of missing hikers.

Winter or Hazardous Terrain Rescue. The Stowe Hazardous Terrain Team responds to emergencies in winter or hazardous terrain.

Water Safety. The Vermont State Police and the Elmore Fire Department respond to boating accidents. There are currently no public boats maintained locally for water rescue.

Recreation Facilities

Overview: Lake Elmore and Elmore State Forest offer the most visible recreation opportunities to residents and visitors, but, traditionally, Elmore's private lands have provided opportunities to snowmobile, ski, hike and hunt.

Public Lands.

a) Elmore State Park/Lake Elmore: See Elmore State Park Section in back of plan.

b) Putnam State Forest: The state long-range plan for the Putnam State Forest is currently due for revision. This revision is expected within the next two years. Until the revision is completed, the state will take no actions which would preclude any future plan will be taken.

The Putnam State Forest is open for low impact public recreation; no mechanized transportation allowed except snow machines on designated trails. Low impact camping is allowed by contacting the Barre District Office of Vermont State Department of Forests, Parks and Recreation. There is no fee for use.

c) Forest Legacy parcel: The Atlas/Forest Legacy Parcel is open for low impact public recreation; no mechanized means of transportation allowed except snow machines on designated trails. There is no fee for use.

d) Fishing Access: The Vermont State Department of Fish and Wildlife maintains a boat access and fishing access on Lake Elmore that is open to the public free of charge.

e) Recreation also occurs on Elmore town properties, e.g. the schoolyard and Stanley Merriam Park.

f) Town owned frontage on Lake Elmore at the town garage and Town Hall. The town should explore the potential recreational uses of our frontage properties.

Private Lands.

a) The Catamount Trail Association and the Vermont Association of Snow Travelers depend on private land use for their trails.

- b) Hunters, fisherman, trappers, hikers and skiers have traditionally relied on the generosity of private landowners for the recreational use of those lands.

Communications Towers

Under present standards, towers are necessary telecommunications facilities. As land uses, these towers have begun to emerge as planning concerns. Wireless communications facilities may emit electromagnetic radiation which affect human health, can conflict with other forms of development, and raise issues of aesthetic impact. To ensure adequate transmission of signals, towers and related facilities effectiveness often times are confined to hilltops or high elevation points. Thus, due to their higher visibility, conflict with scenic landscapes has become an issue.

Goal

To ensure adequate public facilities and services are available to protect and enhance the lives of residents and visitors of Elmore.

Objectives, Policies, and Recommendations

Public buildings and Public facilities

- To maximize positive aspects of present use of public and semi-public buildings, facilities, and lands.

Policies

Recommendations

- i. The town should develop a maintenance plan and capital budget to preserve public property and equipment.

Water supply

- For personal water supplies to be safe and of adequate quantity.

Policies

- i. Any new water supply must meet state water supply rules including isolation distances.

Recommendations

- i. Zoning and subdivision regulations should require the identification of existing and proposed water supply locations to ensure water quality is protected.

Sewage disposal

- To preserve public health and prevent pollution of surface or groundwater.

Policies

- i. Until the time that the state assumes the responsibility of permitting wastewater treatment facilities, all systems must be approved by the health officer before construction begins.
- ii. Conventional septic fields are not permitted on slopes greater than 20%.

Recommendations

- i. The Planning Commission and Select board should discuss the future of wastewater permitting in town to be prepared for the 2007 changes.

Refuse disposal

- For Elmore businesses and residents to responsibly dispose of solid waste including efforts to reduce the amount of waste generated and increase recycling.

Policies

- i. All projects should provide for adequate removal of solid waste.
- ii. Backyard burning of trash is prohibited.

Recommendations

- i. If unregulated junkyards become an issue in town, the Select board should consider the adoption of a junk ordinance.

Public safety

- To protect the health, safety and welfare of the residents and visitors of Elmore.

Policies

- i. The town supports the public safety activities of the Elmore Fire Department.
- ii. All development should be accessible to emergency vehicles.
- iii. Large developments should include fire ponds and dry hydrants to aid in fire fighting, if similar resources are not available nearby.

Recommendations

- i. The town should consider options to improve water rescues including the potential of having a boat available.
- ii. The Selectboard should consider adopting access and driveway standards that would ensure emergency vehicles would be able to safely reach residences and businesses.
- iii. The Planning Commission should consider adopting subdivision regulations. Such regulations should include provisions to require fire ponds and dry hydrants, if appropriate, access and driveway standards, and other provisions to ensure safe and efficient emergency services.

Recreation

- To maintain current low impact public and private recreational uses.

Policies

- i. Elmore supports local land owners who generously keep their lands open to traditional recreational uses such as hiking, hunting, and fishing.

Recommendations

- i. The Planning Commission should participate in the state's process to update the Putnam Forest Management Plan.
- ii. The town should secure funding to map and mark all town rights-of-way.

- iii. The Selectboard should review alternatives to create a legal right-of-way to provide access to Little Elmore, if one does not exist.
- iv. The Planning Commission should meet annually with the Elmore Lake Association for sharing information and to address concerns if they arise.
- v. The town should talk with relevant property owners and the Department of Fish and Wildlife to consider requesting that the State renew its former lease to allow fishing access on Little Elmore.

Communications towers

- To support the enhancement of telecommunications network when such facilities do not have significant adverse environmental, health or aesthetic impacts.

Policies

- i. In order to minimize tower proliferation, it is the policy of the town to encourage applicants to exhaust all reasonable options for sharing space on existing towers or tower sites prior to proposing new tower sites and related facilities. The principle of co-location is the favored alternative. In making such a determination on the feasibility of co-location, proposers shall evaluate space available on existing towers, the tower owners ability to lease space, geographic service area requirements, mechanical or electrical incompatibilities, the comparative costs of co-location and new construction, and regulatory limitations.
- ii. One of the town's principal scenic qualities is its ridgelines and mountainsides. These areas are significant contributors to the maintenance and enjoyment of rural character. These ridges are predominately undeveloped and provide an unbroken skyline when viewed from the valley floor. The use of the town's ridges for telecommunication towers and related facilities needs to be undertaken in a manner that will not unduly detract nor adversely affect these scenic values. Accordingly, protection of these areas from insensitive developments is a matter of public good. To minimize conflict with scenic values, facility design and construction shall employ the following principles:
 - a. where feasible, be sited in areas not highly visible to the traveling public, or from residential areas, historic districts, and public use areas or outdoor recreation areas such as hiking trails and beaches;
 - b. be located in forested areas or be sufficiently landscaped to screen the lower sections of towers and related ground fixtures from public vantage points, such as trails, roads or water bodies;
 - c. utilize materials, architectural styles, color schemes, lighting fixtures, mass and other design elements to promote aesthetic compatibility with surrounding uses and to avoid adverse visual impacts;
 - d. where prominent views of a site exist, be located downgrade of the ridge so as not to exceed the elevation of the immediate ridge;

- e. where construction of access roads are involved to minimize visibility, be situated to follow the contour of the land and to avoid open fields or meadows;
 - f. avoid peaks and ridges which function as regional focal points.
 - g. Height should not exceed canopy height in forested areas.
 - h. No access road on Worcester Range above 1,500 feet elevation.
 - i. No external lights.
- iii. In planning for telecommunication facilities, consideration shall be given to the environmental limitations of any given site. Impacts of the use on wildlife habitats, soil erosion, forestry and agricultural lands, and similar resources should be carefully addressed. Projects that materially impact these resources shall be discouraged.
 - iv. Towers, antennae and related fixtures that fall into disuse, or are discontinued shall be removed by the facility owner to retain the values set forth above. Owner may be required to post bond for removal.

Recommendations

- i. Periodically review the telecommunications provisions in the zoning bylaws to ensure the above goals and policies are supported.

EDUCATION PLAN

Overview. At present, Elmore's children attend the Town's two-room school with a capacity of 24 students. Every June, expected enrollments for the fall semester are reviewed and the decision on what grades to send out of Elmore are made on this basis. Therefore, Elmore School is always operated to capacity. With a system such as this, the future capacity of Elmore's school building does not arise. However, the question of continuing to operate any school at all within the borders of Elmore does arise. Also, the question of continuing the present system does arise. Shall Elmore plan for expansion or complete withdrawal from operating any school facility within the Town?

Elmore elementary school children who cannot be accommodated in the two-room school in Elmore are tuitioned to Morrystown Elementary School, which is the 'designated' school for Elmore elementary children. The school district pays tuition for students in grades 7-12 who attend schools outside Elmore. Morrystown has recently renovated and updated their facilities to meet population growth and to provide appropriate educational programs.

Theoretically, Elmore high school students can attend any high school of their choice. Since bus transportation is provided only to Morrisville, the majority of Elmore's middle and high school students attend Peoples Academy in Morrisville. At the present time, the Green Mountain Technology and Career Center possesses excess capacity and is experiencing declining enrollment.

Arrangements to bus Elmore high school students to Stowe or Craftsbury may use some of the regularly appointed-routes if it is feasible. The arrangements for transportation to other high schools are the responsibility of the individual student's parents or guardian(s). Each year, several students choose to attend Stowe High School and Craftsbury Academy. The Stowe School District has provided transportation between Morrisville and Stowe.

The system for funding education has changed completely with the passage of Act 60 in the 1997 Legislative session. This legislation provides for a statewide education tax rate and a requirement that towns with greater property wealth share their resources with less property wealthy communities. The Elmore residents will vote on their school budget at Town Meeting just as they always have, but the state - not the Select board - will set the education tax rate.

Early education has been shown to be critical to the future success of children in school. There are a variety of early care and educational opportunities available. The Early Essential Education Program (EEE) provides screening and educational support for three to five year olds in need of pre-school services. Speech, hearing, and developmental progress are assessed and individualized programs developed for students found in need of service. Playgroups are offered at the Lamoille Family Center. The Lamoille Valley CUPS project provides mental health outreach and intervention for children birth to six. Success by six offers "Welcome Baby" visits to families with newborns with a gift bag filled with small gifts, books to promote literacy,

and a resource information guide.

Goal

To plan for the future of Elmore in a way that allows for quality educational services and adequate facilities for all local residents without placing an undue burden on taxpayers.

Objectives, Policies, and Recommendations

Facilities

- To ensure adequate facilities are available to provide for the education of residents.

Policies

Recommendations

- i. The School Board should continue to monitor the current practice of tuitioning students rather than constructing an elementary school so as to evaluate what is in the best interest of taxpayers and students.

Services

- To provide a quality education to the children of Elmore.

Policies

- i. Elmore recognizes the importance to our community of early care and education and supports the development of these types of services.

Recommendations

- i. The School Board and Planning Commission should meet periodically to address issues and concerns regarding growth in town and future educational programs and facilities.

UTILITIES & ENERGY PLAN

Energy Sources.

Electricity. Electricity can be generated from a variety of sources including hydro, nuclear, and fossil fuels (coal, oil, natural gas). Other potential sources of electricity include solar, wind, biomass (wood burning), and methane recovery (from landfills or farms).

There is no commercial electricity generating facility in Elmore therefore all power is purchased from other places. Neighboring communities of Morrystown and Hardwick (via a dam in Wolcott) generate hydroelectric power that is used in Elmore. Both Hardwick Electric and Morrisville Water and Light purchase power for customers from a variety of sources including hydro (Hydro-Quebec), nuclear (Vermont Yankee), and biomass (McNeil wood burning). Little of the electricity used in Elmore originates from fossil fuels.

Wind towers may have promise as a local source of electricity. According to some reviews of wind in the state, the Worcester range has sufficient wind potential for commercial generation. This area, however, has also been identified for protection from development due to wildlife and aesthetic concerns. There are other areas in town where private wind generation would be possible and this should be encouraged provided safety and aesthetic considerations are met.

Heating. The heating of homes and businesses is an important sector in energy plans especially in northern Vermont. One local renewable source for heat in Elmore is wood. Solar power has also been used effectively to heat water (which is another component of home heating). Other sources of home heating fuel include oil, gas, kerosene, and electricity.

In Elmore, according to the 2000 Census, 49% of homes in heat with oil or kerosene, 30% with liquid propane (LP), and 20% wood. Electric heat is highly discouraged due to it being inefficient and putting a high demand on the local utilities to provide power. This discouragement has resulted in no one having electric heat in Elmore.

Transportation. Other than walking or biking, all power for transportation is from fossil fuels.

Energy Providers.

Electricity. Elmore residents are served by either Morrisville Water & Light or Hardwick Electric Department. There are no plans at the present time for a municipal power company in Elmore.

There are no major transmission lines in Elmore.

Home heating. Heating fuel is provided entirely through private individuals and companies.

Transportation. Fuel for transportation is provided locally by privately owned and operated service stations.

Energy Consumers.

Municipal facilities and services. Public facilities and services require significant expenditures of tax dollars for energy. According to town reports, the school spent \$979 for electricity and \$472 for oil, \$1,910 for municipal heat, light and power, \$783 for streetlights, \$3,823 for heat and light in the garage, and \$6,733 in truck fuel. While these figures are low compared to surrounding towns, continuing to purchase efficient equipment and facilities saves tax dollars over the lifetime of the product.

Residential, Commercial, and Industrial. Residential, commercial and industrial land uses can save energy by installing more efficient heating, improving insulation, replacing inefficient appliances and windows, and being sited to take advantage of passive solar heating. The State of Vermont recently mandated that all energy efficiency programs be handled by an energy efficiency utility call *Efficiency Vermont*.

Goal

To promote energy conservation in the delivery of public services, the use of public facilities and the design of new industrial, commercial and residential structures.

Objectives, Policies, and Recommendations

Energy sources

- For citizens to generate energy locally from renewable sources, whether for heating, electricity, or transportation, so as to reduce dependence on outside sources.

Policies

- i. Planning for the construction of any power generating facilities in the future should consider the overall Town Plan objectives.
- ii. Elmore supports the use of wind and solar for generating electricity locally.
- iii. Wind towers shall not be located within the forest reserve district.

Recommendations

- i. The Planning Commission should conduct an inventory of renewable energy opportunities in town including wood, wind, hydro, and solar.

Energy providers

- Energy should be provided in a safe, reliable and efficient manner.
 - Policies*
 - i. All planning for power transmission lines (including subdivisions) in the future should be strongly weighted in favor of underground placement in order to serve the other objectives of the overall Town Plan.
 - Recommendations*
 - i. The Planning Commission should consider requiring utilities be buried, if subdivision regulations are drafted.
- Energy consumers*
 - To promote energy efficiency and conservation in the design, construction, and use of municipal, industrial, commercial, and residential structures.
 - Policies*
 - i. The town should use energy efficient appliances in municipal facilities.
 - ii. Outdoor lighting, especially for parking areas, should use cutoff fixtures to reduce light pollution and to allow lower wattage bulbs.
 - iii. Elmore recommends builders and developers check with *Efficiency Vermont* for energy standards and conservation opportunities.
 - Recommendations*
 - i. Complete energy audits in all municipal buildings.
 - ii. Consider exempting alternative energy adaptations (e.g. solar collectors) when developing bylaws.
 - iii. Make information on energy efficient home siting and design available through zoning administrator as building permits are issued.

HOUSING

Current housing demographics

Single-family units are the predominate form of housing in Elmore. A breakdown of housing from the Grand List records is as follows:

- 142 residential homes on 6 or less acres
- 142 residential homes on 6+ acres
- 5 mobile homes without land
- 17 mobile homes with land
- 110 vacation homes on 6 or less acres
- 41 vacation homes on 6+ acres
- 5 operating farms
- 2 commercial buildings

Of the 458 housing units reported in the 2000 U.S. Census, all but 16 units (8 duplexes) were single-family dwellings. While the population over the past 10 years increased at the incredible rate of 48%, the number of housing units increased a modest 15%. Part of this difference can be accounted for by seasonal units being converted for year round use. The number of vacation units dropped from 161 to 145 from 1990 to 2000. Additional growth was absorbed by a decrease in the vacancy rate from 5% homeowner vacancy and 22% rental vacancy during 1990 to a 0.4% owner and 5.1% renter vacancy rate in 2000.

Overall, 269 housing units are owner-occupied units while 145 are seasonal occupied units and only 37 are renter occupied. Of the 458 total units only 7 are classified as vacant.

Median Housing Costs

The median value of all homes in Elmore, irrespective of whether owner-occupied or rental property is \$118,600 (U.S. Census 2000). This figure is for property value, whether or not it is for sale. The figures on the table below reflect actual sale prices of houses in Elmore over a four-year period.

Average sale prices, Elmore 1999-2002 (# of valid sales)

	1999	2000	2001	2002
House <6 ac	\$141,264 (11)	\$122,764 (11)	\$144,400 (10)	\$167,280 (5)
House 6+ ac	\$154,544 (9)	\$190,167 (3)	\$190,333 (3)	\$183,633 (3)
Open land	\$1,477 /ac (12)	\$2,073 /ac (18)	\$4,598 /ac (20)	\$2,064 /ac (11)
Source: Property Transfer Records				

The Department of Housing and Community Affairs housing policy states that housing is affordable when the costs required for housing are no more than 30% of the income for a household earning 80% of the median county income. The affordability figure for Lamoille County is \$787 per month (\$39,356 median income; \$31,485 is the 80% figure; \$9,445 is 30% of 80% figure; divided by 12 months). During the 2000 Census, figures for homeowners were calculated in town and median costs were \$953 for those with a mortgage and \$306 for those without a mortgage. By the definition above, Elmore's housing is not considered affordable to the average county resident. When residents were asked about affordability during the Census, 27.6% of town residents had mortgage payments that were not affordable.

In contrast to homeowners, rents in Elmore were considered affordable. The median gross rent (rent plus utilities) in Elmore was \$738 and only 7.1% of residents classified their rents as unaffordable.

Regionally, housing affordability has improved since 1990 (at least according to statistics). Incomes increased by 44% between the two Census counts and housing values rose only 27% and rents 31%. By comparison in Elmore incomes have increased 45.5% while housing values rose 30.4% and rents kept pace at 45.3% increase.

Goal

To encourage the planning of housing which preserves the rural character of Elmore, conserves energy, provides for efficient delivery of public services, and minimizes impact on forestry and wildlife, while accommodating the variety of income levels, ages, and housing preferences of residents.

Objectives, Policies, and Recommendations

Housing demographics

- Elmore should have a variety of housing to meet the various needs of the residents of town including vacation homes, single-family, two-family, mobile homes, and apartments.

Policies

- i. Accessory apartments are encouraged as they provide needed income for the homeowner and needed small apartments for residents living alone.
- ii. Vacation homes are encouraged in town where appropriate.

Recommendations

- i. The Planning Commission should monitor development trends in the various areas of town.

Affordable housing

- Working residents of Elmore should have the opportunity to find housing, for

purchase or rent, which is affordable.

Policies

- i. Sites for manufactured homes are not differentiated from site-built homes in the local permitting process.
- ii. Affordable housing should minimize long-term living costs through high quality design, efficient construction, energy efficiency, and proximity to employment.
- iii. Elmore encourages land use patterns that are inherently more affordable by nature of cost efficiencies associated with construction (e.g. shorter access roads, smaller lots, proximity to utilities).

Recommendations

- i. The Planning Commission work with Lamoille Housing Partnership to find ways to ensure working residents have housing they can afford.
- ii. The Planning Commission should continue to maintain the options in the zoning bylaws for developers and landowners to create Planned Unit Developments and Accessory Apartments.

ECONOMIC DEVELOPMENT

As Elmore is now more of a bedroom community, its economic future will likely rise and fall with regional trends. Today Elmore has only 2 commercial properties in town and no industries. There are still 5 farms and many acres of working forestland but the predominant land use in town is residential.

For Elmore to have a healthy economy, it must have a diversity of land uses in town. As Elmore lacks the infrastructure to support large businesses the town encourages rural industries and home businesses as a means of diversifying the economic base. This diversity is key to maintaining a stable tax base in town and to provide an opportunity for residents to earn a livable wage close to home or in their homes.

Labor force

According to the 2000 Census there were 443 persons in the labor force of which 5.0% were unemployed (down from 10.1% in the 1990 Census). While specific information on place of work have not been released at the time of this town plan, some details were available- 59 worked in town; 239 worked outside Elmore but within Lamoille county; 95 worked outside of Lamoille County; and an additional 3 worked outside the state of Vermont. Towns where less than 30% of residents work in the town in which they live are generally classified as bedroom communities. As Elmore has less than 15% of residents working in town, it is classified as a bedroom community.

Most residents of Elmore were employed in private wage or salary positions (64.4%) while the remaining residents were employed by the government (16.0%) or self employed (17.7%). The remaining 1.9% of workers was classified as unpaid family workers. As a result of many individuals leaving town for work, the occupations and industries of residents may not reflect local economic activity.

Occupations of employed persons living in Elmore.

Occupation	Number
Management, professional, and related occupations	167
Service occupations	50
Sales and office occupations	92
Farming, forestry, and fishing	5
Construction, extraction, and maintenance occupations	61
Production, transportation and materials moving	38

Source: 2000 Census.

The two most common occupations were ‘management, professional and related’ and ‘sales and office’ jobs. The most common industry was ‘education, health and social services’ although ‘construction’ and ‘entertainment/recreation’ were also significant.

Industry of employed persons living in Elmore.

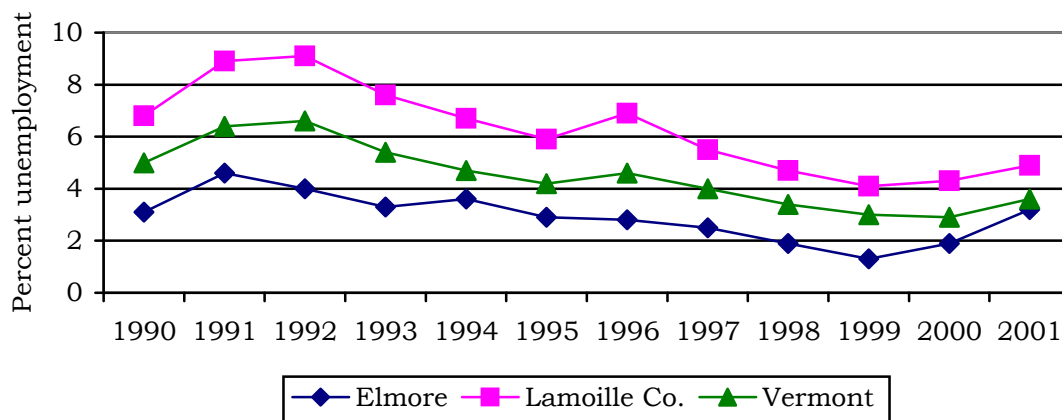
Industry	2000
Agriculture, forestry, fisheries, hunting, mining	14
Construction	56
Manufacturing	38
Wholesale trade	16
Retail trade	44
Transportation, warehousing, utilities	11
Information	14
Finance, insurance, and real estate	10
Professional, scientific, management, admin.	15
Education, health, and social services	103
Arts, entertainment and recreation services	51
Other services (except public administration)	18
Public administration	23

Source: 2000 Census

Unemployment

Unemployment figures are used as a primary indicator of the overall economic health of an area. The figure below shows unemployment rates for Elmore and Lamoille County as compared to Vermont for the past decade. Unemployment rates for Elmore, Lamoille County, and the state all peaked in 1992 and generally declined until 2000. It appears that the unemployment rates are now beginning to climb again. Overall, Elmore has tended to be slightly better than both the county average and the state average.

Unemployment rates for Elmore, county and state



Source: Department of Employment and Training.

Income and Poverty

The median household income in Elmore for 1999 was \$45,357. County wide the

median household income was \$39,356, and the statewide figure was \$40,856. The 2000 Census identified 51 residents of Elmore whose income level for the year 1999 was at or below poverty level. A look at the distribution of poverty status in Elmore by age range shows that approximately 27% of those persons qualifying for poverty status were under the age of 18. A look at household income sources in Elmore for 1999 shows that 1.0% received income from Supplemental Social Security Income (SSI) and 2.3% received some form of Public Assistance income.

Goal

Elmore should have a balanced and diverse local economy.

Objectives, Policies, and Recommendations

Labor force

- Elmore should have local employment opportunities that provide rewarding jobs at a livable wage.

Policies

- i. Home occupations are encouraged and supported provided they do not conflict with existing uses in the neighborhood.
- ii. Elmore recognizes that small businesses are critical to future economic development in town as they employ a majority of workers.
- iii. Elmore supports economic activity that strengthens the viability of farming, forestry, and related activities included value added manufacturing.
- iv. The town supports proposals that provide workforce training to improve opportunities for residents.

Recommendations

- i. The Planning Commission should monitor labor statistics in town including wage and unemployment figures.

LAND USE PLAN

Forests

Overview. The region's forests provide both economic and recreational benefits to the people of Elmore. Loggers, hunters, hikers, skiers, snowmobilers and others enjoy these benefits. We all enjoy the beautiful vistas provided year-round, and of course the forest provides habitat for a diverse array of plants and animals.

In Elmore, approximately 80% (20,550 acres) of land in the town is forested (FLESA 1991). Of this, timber companies own close to 7,000 acres, or 34 %, of the forested land in the town.

Benefits. Recreational opportunities abound in our forests and are probably the reason the majority of people in Elmore spend time in the forests. Residents and visitors enjoy the forests for hiking, fishing, hunting, skiing and other activities.

Game and non-game wildlife live in the forests. Deer, bear and moose require the large, continuous areas provided by Elmore's forests, as does the varied plant life found in our forests.

Some of the birds, animals and plants in the town are endangered. The forest habitat must be protected if these species are to survive, and if the survival of others is not to be threatened.

Forests also protect our water supply. Trees hold in place soil, which in turn provides a base for important plant growth. In this way, forests prevent erosion and limit flooding by holding water and releasing it gradually.

Economic Benefits. Two industries are based in our forests: forest products and maple syrup production.

In Vermont nearly 12,000 people, or about 14% of the population, work in the forest products industry. Forestry is equal to tourism as a major source of income for the state, second only to electronics in manufacturing. In Lamoille County, about 300 people work in the manufacture of lumber and wood products.

In 1995, Lamoille County forests produced 17.5 million board feet (MBF) of saw and veneer logs. Production has risen since 1990 (when Elmore's forest plan was written); in that year 12.0 MBF was produced. There are seven major mills in the county, although none in Elmore.

Individuals also log firewood from the forest to heat their own homes or to sell to other people.

Generations of Vermonters have tapped maple trees, and maple syrup is both an integral part of Vermont's culture as well as part of its economic base. In Elmore, a

number of families produce and sell maple syrup.

Christmas trees are grown on a small scale in Elmore.

Forest Resource Challenges. Development and unsustainable logging practices can dramatically change a forest and threaten the many benefits we currently enjoy from the forests. Typically, economic interests lead a landowner to develop or clear-cut land and efforts to reduce that economic incentive have been made at the state level.

To reduce economic pressures felt by landowners from high property taxes, the state established in 1977 the Use Value Appraisal/Current Use Program. This program aims to keep forests and farmlands in production by appraising these lands on the value of their current use (e.g. for agriculture or logging), not on their potential value if sold and developed. This reduced the property taxes on these lands.

In Elmore, 12,996 acres are enrolled in the forestry current use program (2002 figure???)

Elmore's goal is to retain the existing forestland use. Forestland uses are anticipated in any district in town. Timber management should be conserved where environmental factors such as steep slopes and wetlands are not adversely affected and existing development impacted. While portions of Elmore Mountain are inappropriate for timber harvest due to steep slopes, the remainder of the forest reserve district and large portions of the Rural East district, especially in the southern part of town, should be maintained in active forestry.

Goal

To retain existing forestland use.

Objectives, Policies, and Recommendations

Forestland

- To maintain forestry and forestland use by protecting incompatible uses from conflicting with forestry efforts and by making forestry as economically viable as possible.

Policies

- i. Elmore supports economic activity that strengthens the viability of forestry and related activities included value added manufacturing.

Recommendations

- i. Resident should write annually to the state representative and senator expressing support for full funding of the Current Use Program.
- ii. The Planning Commission should review existing zoning bylaws to determine whether they further the goal listed above and propose

- revisions if needed.
- iii. Distribute information about the Vermont Land Trust and other land conservation options to land owners of large tracts of productive forestland in town.

Agriculture

Overview. Across Vermont, both the number of farms and the acreage of land being farmed have dropped by nearly two-thirds since the mid 1950s. Over the past 16 years the number of farms in Elmore dropped from 5 in 1985 to 4 in 2001.

Agriculture, however, remains an important part of our town. Many people supplement their living from agricultural practices, and while dairy farming has declined, other types of farming have appeared in the town. Townspeople value the presence of farmers, and the recent survey indicates strong support for continued agricultural land use.

Similar to forestry, Elmore would like to see farming continue as a land use into the future. The farms that exist in town are currently in the Rural East and Rural West districts. Factors that are beyond the control of town will likely determine the fate of dairy farms. State policies on property taxes and national milk prices will have more impact on its future than local actions. The town encourages all types of farming, wherever appropriate based on site conditions.

Goal

To maintain existing agricultural use.

Objectives, Policies, and Recommendations

Agriculture

- To maintain agriculture and farming by protecting incompatible uses from conflicting with agricultural efforts and by making farming as economically viable as possible.

Policies

- i. Elmore supports private groups in their efforts to negotiate private voluntary agreements for the protection and management of farmlands.
- ii. Elmore encourages diverse agricultural enterprises.

Recommendations

- i. Resident should write annually to the state representative and senator expressing support for full funding of the Current Use Program.
- ii. The Planning Commission should review existing zoning bylaws to determine whether they further the goal listed above and propose revisions if needed.

- iii. Distribute information about the Vermont Land Trust and other land conservation options to land owners of large tracts of productive farmland in town.
- iv. The Planning Commission should examine whether subdivision regulations would further the above goals.

Residences

Overview. Three types of residential land uses exist in Elmore. A higher density of residential use occurs in Elmore Village and around the shore of Lake Elmore. Many of the houses around the lake are summer camps, which are sometimes converted into year-round residences. The rural residential areas occur along our Class 3 roads. Subdivision building is occurring in Elmore, primarily on the Elmore Mountain Road.

Most of the residential land use in Elmore is the single house, rural residential type. There are many seasonal camps and second homes. Every year more camps are being converted to year-round residences. Montpelier and Stowe markets create housing pressures in Elmore.

The FLESA project made a map of development potential. This map is not intended as a regulatory tool. This map can be found in the Appendix. The criteria used in developing this map were access and soil type and slope. Most of the areas more suitable for development using these criteria show up on the FLESA map as Group 1. The less suitable areas show up as Group 3 on the FLESA development map. Because the FLESA map looks at all parcels as a whole, there may be variations as to suitability or unsuitability for building within any given FLESA parcel. These variations will not be apparent from the designation given the entire parcels since each parcel is evaluated as a whole. There may also be other factors that contribute to suitability or unsuitability for development, which do not show up on the FLESA maps since these factors were not criteria for the FLESA study. This map shows that most parcels along existing roads are suitable for development. Most of the parcels that have no road access with shallow soils on steep slopes are less suitable for development.

Residential development is appropriate where services can be safely delivered and environmental factors such as flood hazard areas and shorelines are protected. The current zoning bylaws limit future residential development in the forest reserve district, shoreline and flood hazard areas. Higher residential densities are anticipated in the village district and medium, rural residential densities are expected in the East and West districts.

Goal

To encourage development in areas where the town economically and environmentally can afford it, (i.e. in areas which have access to class 1, 2, and 3 roads, have power, have

suitable soils, and do not have excessive slopes).

Objectives, Policies, and Recommendations

Residences

- Residential development should be sited and constructed in a safe and accessible location.

Policies

- i. Residential development should not occur in the flood hazard areas without strict compliance with the Flood Hazard Area Zoning bylaws.

Recommendations

- i. The Planning Commission should examine whether subdivision regulations would further the above goals.

Commerce

Overview. Elmore currently has a convenience store with gasoline, a car repair shop, a non-medical health center, a pottery shop, a plant nursery and various home occupations. The convenience store is located in the village, and all other businesses are located away from the village.

Small businesses are vital to creating a strong local economy. Home businesses and occupations are recognized for their importance in town. Elmore would like to see these types of ventures continue into the future provided they do not conflict with neighboring existing uses. The zoning bylaws permit commercial enterprises of various sizes in the village, Rural East and Rural West districts.

Goal

To allow commercial development which will maintain the rural character of Elmore.

Objectives, Policies, and Recommendations

Commercial

- Elmore should have commercial development at a scale and location consistent with the neighborhood in which it is located.

Policies

- i. Home occupations are encouraged and supported provided they do not conflict with existing uses in the neighborhood.
- ii. Commercial and retail development should have a low environmental impact.

Recommendations

- i. The Planning Commission should review existing zoning bylaws to determine whether they further the goal listed above and propose revisions if needed.

Industry

Overview: It is unlikely that Elmore will attract any medium to heavy industry because there is:

- no municipal, potable water supply.
- very costly expenses involved with designing, installing and maintaining on-site sewage and wastewater systems.
- no high electrical power supplies.
- no economically feasible alternate sources of power.
- remoteness of general location.

However, should an industry wish to locate in Elmore, it is likely that industry would gravitate to Route #12 where the only large tracts of open, level land are located, allowing easy access. Any industry so located would be part of the watershed of Lake Elmore. Elmore should allow industrial development provided the use preserves the environment and rural character of Elmore.

Goal

To allow industrial development which preserves the environment and rural character of Elmore.

Objectives, Policies, and Recommendations

Industrial

- To allow industrial development provided the use preserves the environment and rural character of Elmore.

Policies

- i. Clean industries, especially those that add value to local resources are encouraged.
- ii. Home industries are encouraged and supported provided they do not conflict with existing uses in the neighborhood.

Recommendations

- i. The Planning Commission should review existing zoning bylaws to determine whether they further the goal listed above and propose

revisions if needed.

Flood plains and Wetlands

Overview. Flood plains help to absorb excess floodwater and prevent flood damage further downstream. Flood plains are often wetland areas; wetlands serve as filter areas for watersheds. These areas are usually important wildlife habitat. See the FLESA Natural Resource map and the Elmore Zoning map. The Federal Emergency Management Agency (FEMA) has prepared National Flood Insurance Program (NFIP) Rate Maps; Elmore and other Lamoille County towns are recommending that the NFIP maps be updated.

In order to protect the safety of residents and to maintain clean water, Elmore has adopted flood hazard area bylaws and provisions in the zoning bylaw to protect wetlands.

Goal

To protect the safety of residents and to maintain water quality.

Objectives, Policies, and Recommendations

Flood hazard areas and Wetlands

- Development should be limited or prohibited from the flood hazard area to protect the health, safety, and welfare of the entire community.

Policies

- i. Residential development should not occur in the flood hazard areas without strict compliance with the Flood Hazard Area Zoning bylaws.

Recommendations

- i. Retain current flood plain designations on zoning maps until more recent FEMA maps are adopted.
- ii. Revise zoning permits to indicate responsibility of the applicant to obtain all necessary permits if wetlands are suspected on the development site.
- iii. Revise the zoning regulations to address identified wetlands and flood hazard areas.

RECOMMENDED PROGRAM

This plan was developed with 10 objectives in mind. They were discussed in the introduction and are as follows-

- To maintain the rural character of our town and landscape.
- To promote agricultural and forestland use.
- To maintain a pure and adequate supply of groundwater for the town's future.
- To provide a healthful and aesthetically pleasing environment for water-based recreation.
- To protect unique and fragile areas including but not limited to higher elevations, especially on the Worcester Range, excessive slopes, shallow soil to bedrock, wetlands, flood hazard areas, shorelands, endangered species habitats, deer yards and critical habitat for indigenous species.
- To identify and preserve historical resources.
- To protect our air quality and air space.
- To protect the ecology of our lakes, ponds and wetlands.
- To establish a plan for orderly growth of the town in such areas and under such conditions that the demand for increased services will not significantly affect the tax burden for existing residents.
- To protect the scenic character of Elmore including the historic village, lake, forested hills and agricultural fields.

Implementing the Program

In order to be successful in achieving the objectives of this plan, Elmore has adopted various programs. Planners many times refer to these programs as tools. No single planning tool can be used to achieve all of the goals and policies. The tools Elmore has adopted at the time this plan was developed include:

- *Zoning*- to impact the specific uses of land, size and dimensions of structures, setbacks, and density or intensity of use.
- *Health ordinance*- to ensure all wastewater systems meet certain minimum standards of performance.
- *Shoreland bylaws*- to protect water quality.

- *Flood Hazard Area zoning*- to protect the health, safety and welfare of the public in area prone to flooding.
- *Participation in Act 250 process*- both the Selectboard and Planning Commission have standing to participate in any project that require an Act 250 permit.

Elmore has not adopted but could consider-

- *Phasing requirements*- to regulate the timing and sequence of land development activities in relation to Elmore's ability to provide necessary facilities and services.
- *Subdivision regulations*- in order to regulate the creation of lots and to ensure efficient development of public or semi-public facilities such as utilities, roads, water, and wastewater systems.

In order to implement any parts of this program a working relationship must be developed between the Planning Commission, the Board of Selectmen, the Board of Adjustment, the Board of Civil Authority, Zoning Administrator, Health Officer, Road Commissioner and Town Clerk. People and boards must be made accountable for fulfillment of their responsibilities. A 'job description' for each individual Board should be on file at the Town Office. Most are on file with the State and readily obtainable. Many of these job description duties are mandated by statute and must be fulfilled to retain the position.

As workloads increase, Elmore should consider expanding boards and commissions or consider the creation of new staff positions to compensate. Town Planning Commission and Selectmen should coordinate existing committees to address the various portions of this Plan. Existing organizations such as The Lake Association, Cemetery Association, Listers, School Board, etc. should be interwoven into Town planning and management. These committees should be responsible for information gathering and developing recommendations as to how to best fulfill Town Plan goals.

Present zoning should be updated and designed to implement the Objectives of this Plan. Any sections of the Zoning Bylaws that could be interpreted in more than one manner will be re-written so that they are completely user-friendly. The goal is for the by-laws to be written so that anyone using them can readily and correctly interpret them. The Planning Commission encourages public participation in the planning process as bylaws are reviewed.

The Planning Commission, Development Review Board, and Zoning Administrator should consider whether the development of subdivision regulations would further the implementation of this plan.

Finally, the various boards and commissions must prioritize all recommendations identified in this Plan.

How the Plan Relates To:

Adjacent municipalities.

Wolcott: Two main roads travel from Elmore to Wolcott. The areas along these roads are rural residential. Wolcott is believed to, at present, have a 2-acre zoning requirement for new construction. Many of the residents of Wolcott who live on the Elmore Pond Road regard Elmore as their community center.

Hardwick: Elmore and Hardwick touch corners, only. Elmore residents living on Brown Hill use the Kate Brook Road to get out when the roads are very bad.

Woodbury: Elmore and Woodbury share the entire length of one side of each Town. Eagle Ledge Road in Elmore parallels the Woodbury Mountain Road in Woodbury. Both are Class 4 roads and are connected by Brown Hill Road and at least 3 cross trails. These areas in both towns are undeveloped and are used primarily for recreation and timber.

Calais: Elmore also touches corners with this Town in undeveloped areas of both Towns.

Worcester: Both these Towns share a border the length of the Town. They are connected by Rt. 12, known as "Moose Alley." This is a large tract of undeveloped timberland. There is no power through this area which is considered one of the most scenic drives in the State.

Stowe: Although Stowe only touches corners with Elmore, it affects Elmore more than Elmore's other neighbors. The Elmore Mountain Road runs from Stowe to Elmore and Rt. 12, with a portion traversing Morrystown. The Stowe portion of the Elmore Mountain Road contains expensive residences, many of which are seasonal. This has caused the Elmore section of the road to be desirable to those who wish to be connected with Stowe but do not wish to spend the amount for housing that a Stowe residence would cost them. This has caused land prices and building activity in this portion of Elmore to increase in relation to the remainder of Elmore. This pressure from Stowe-created activity was the reason Elmore instigated 7-acre zoning in West Elmore, the portion under pressure from Stowe.

Morrisville: Shares a full-length-of-the-Town boundary with Elmore. This includes the Elmore Mountain Road area and numerous side roads which connect to the Randolph Road in Morrisville. This is primarily a residential area of Morrisville, with 2-acre zoning. Some of the farms in this area are being sub-divided and there is a moderate amount of developmental pressure.

The Regional Plan. The Elmore Town Plan falls within the parameters of The Lamoille County Regional Plan. The Lamoille County Regional planners proceed under the assumption that Lamoille County Regional Planning will be individual town-generated, not imposed by the Lamoille County Regional Planning Commission.

Developmental Trends

The Elmore Town Plan presupposes that Elmore will address current developmental trends by gathering more information and assessing that information in relation to the expressed wishes of the residents of Elmore. The Planning Commission will act upon its findings.

IMPLEMENTATION PLAN

Section: Historic & Archeological Resources

GOAL: *To identify and preserve Elmore’s historical and archeological heritage for current and future generation.*

Recommendations	Type of Action	Who’s Involved ?	Start Date	Finish Date	Notes
The Historic Society should work with the Town and State Division of Historic Preservation to identify a secure and safe place for the long-term storage of items intended for preservation.	Research	Historical Society			
The Elmore Historical Society should develop a plan to identify and preserve Elmore’s historic resources. Elmore should compile a comprehensive listing of historical areas and structures in town.	Planning	Historical Society, PC			
The Historic Society should research avenues for historic preservation projects in town.	Research	Historical Society PC			
The zoning bylaws should continue to recognize the historic significance of Elmore Village District.	Implementation	PC			Ongoing

IMPLEMENTATION PLAN

Section: Natural & Scenic Resources

- GOALS:**
- 1. To use Elmore’s earth resources conservatively for the benefit of existing and future generations and to conserve and enhance the agricultural and forestry soils in town today.**
 - 2. For Elmore’s water resources, including its lakes, ponds, streams, rivers, wetlands, groundwater, and associated habitats to be preserved and, where degraded, improved in order to ensure water quality for drinking, recreation, and the environment.**
 - 3. For Elmore’s forested landscape to be maintained into the future for its value as timberland, recreation, and wildlife habitat.**
 - 4. To protect and maintain in a healthy condition natural areas with significant ecological values and critical habitat for wildlife including deer wintering areas and habitat for rare and endangered species.**
 - 5. To protect Elmore’s natural scenic views specifically the forested mountains of the Worcester Range.**

Recommendations	Type of Action	Who’s Involved ?	Start Date	Finish Date	Notes
Continue to enforce local zoning regulations with regards to earth extraction and processing operations. Where the provisions are found not to achieve the goals of this plan, the bylaws should be amended.	Implementation	PC ZA			Ongoing
Continue to have a Forest Reserve District in the Worcester Range to limit development above 1,300 feet in elevation.	Implementation	PC			Ongoing
If subdivision regulations are considered for Elmore, provisions should be included that would minimize	Implementation	PC			

fragmentation of large patches of productive soils.					
Continue to monitor lakes in town for evidence of Eurasian Milfoil	Implementation				
Continue to enforce the Shoreline zoning for Little Lake Elmore and Hardwood Pond.	Implementation	PC ZA			Ongoing
Continue enforcement of Elmore's septic regulations especially in the vicinity of Lake Elmore.	Implementation	HO			Ongoing
Maintain the current setbacks and buffers found in the zoning bylaws to protect streams and rivers.	Implementation	PC			
Continue enforcement of the Flood Hazard Area Zoning regulations and continue to keep the regulations current with state and National Flood Insurance Program guidelines.	Implementation	PC ZA			
The Elmore Cooperative should consider purchase of an easement in order to protect the Well Head Protection Area (WHPA) for the Elmore Water Cooperative well. Alternatively, the town should consider WHPA zoning in order to ensure development in the WHPA would not have a negative impact on water quality.	Implementation	Elmore Cooperative PC			
Distribute information about the Vermont Land Trust and other conservation options to land owners of large tracts of land in town.	Communication	PI			
Future zoning updates should require applicants to identify	Implementation	PC			

<p>rare and endangered species sites and provide evidence that these sites will not be negatively affected by the proposal.</p>					
<p>If allowed by statute, Elmore should consider adding to the zoning bylaws a requirement that developers must use Planned Unit Development provisions in areas of ecological or scenic values.</p>	<p>Implementation</p>	<p>PC</p>			<p>Ongoing</p>

IMPLEMENTATION PLAN

Section: Transportation

GOAL: To provide a safe and efficient transportation network that utilizes a variety of modes and is maintained in a cost efficient manner.

Recommendations	Type of Action	Who's Involved ?	Start Date	Finish Date	Notes
Make a detailed study of costs of the Town Highway Department. Identify and plan for necessary capital expenditures over a future period of approximately ten years. This should be an ongoing practice.	Research	RC SB			
Study future needs of Town Highway Department., both equipment and personnel, with projected population growth factored into the study.	Research	RC SB PC			
Develop regulations for developers who wish to build roads for inclusion in the roads maintained by the Town. This taking-over-of-maintenance doctrine is currently "at the discretion of the select board".	Planning	SB PC			
Monitor seaplane use on Lake Elmore.	Implementation	PC			
Review activities/plan of Morrisville/Stowe Airport; assess whether these conflict with Elmore Town Plan objectives.	Implementation	PC			
Create a crosswalk across Route 12 from the Elmore Store to the Lake School.	Implementation	SB VTrans			

Establish a local ride share program and having park and ride lots.	Implementation	PC PI			
Identify practical sites for carpool group parking as well as parking and shelters for residents using any possible future mass transit services.	Research	PC SB			
Widen the shoulders on Route 12, particularly from the State Park to the Elmore Store.	Implementation	SB VTrans			
Explore the possibility of sidewalks from the State Park to the Elmore Store.	Research	SB			
Encourage development of a recreational trail that goes from the road around the lake south to the Putnam State Forest trails network and continues south to a potential parking lot on Route 12.	Implementation	PC			

IMPLEMENTATION PLAN

Section: Community Facilities and Services

GOAL: To ensure adequate public facilities and services are available to protect and enhance the lives of residents and visitors.

Recommendations	Type of Action	Who's Involved ?	Start Date	Finish Date	Notes
The town should develop a maintenance plan and capital budget to preserve public property and equipment.	Research Implementation	SB PC RC			
Zoning and subdivision regulations should require the identification of existing and proposed water supply locations to ensure water quality is protected.	Implementation	PC			
The Planning Commission and Selectboard should discuss the future of wastewater permitting in town to be prepared for the 2007 changes.	Research Implementation	PC SB HO			
If unregulated junkyards become an issue in town, the Selectboard should consider the adoption of a junk ordinance.	Research	SB PC			
The town should consider options to improve water rescues including the potential of having a boat available.	Research	SB Fire Chief			
The Selectboard should consider adopting access and driveway standards that would ensure emergency vehicles would be	Research Planning Implementation	SB RC Fire Chief PC			

able to safely reach residences and businesses.					
The Planning Commission should consider adopting subdivision regulations. Such regulations should include provisions for fire ponds and dry hydrants, if appropriate, access and driveway standards, and other provisions to ensure safe and efficient emergency services.	Research Implementation	PC			
The Planning Commission should participate in the State's process to update the Putnam Forest Management Plan.	Communication	PC			
The town should secure funding to map and mark all town rights-of-way.	Research Implementation	PC SB			
The Selectboard should review alternatives to create a legal right-of-way to provide access to Little Elmore, if one does not exist.	Research Implementation	SB			
The Planning Commission should meet annually with the Elmore Lake Association for sharing information and to address concerns if they arise.	Communication	PC PI			
Periodically review the telecommunications provisions in the zoning bylaws to ensure the above goals and policies are supported.	Implementation	PC			
The town should talk with relevant land owners and the Dept. of Fish and Wildlife to consider requesting that the State renew its former lease to allow fishing on Little Elmore.	Communication	SB PC PI			

IMPLEMENTATION PLAN

Section: Education

GOAL: *To plan for the future of Elmore in a way that allows for quality educational services and adequate facilities for all local residents without placing and undue burden on taxpayers.*

Recommendations	Type of Action	Who's Involved ?	Start Date	Finish Date	Notes
The School board should continue to monitor the current practice of tuitioning students rather than constructing an elementary school so as to evaluate what is in the best interest of taxpayers and students.	Research	School Board PI			Ongoing
The School Board and Planning Commission should meet periodically to address issues and concerns regarding growth in town and future educational programs and facilities.	Communication	School Board PC			

IMPLEMENTATION PLAN

Section: Utilities & Energy Plan

GOAL: To promote energy conservation in the delivery of public services, the use of public facilities and the design of new industrial, commercial and residential structures.

Recommendations	Type of Action	Who's Involved ?	Start Date	Finish Date	Notes
The Planning Commission should conduct an inventory of renewable energy opportunities in town including wood, wind, hydro, and solar.	Research	PC			
The Planning Commission should consider requiring utilities be buried, if subdivision regulation are drafted.	Implementation	PC			
Complete energy audits in all municipal buildings.	Research	PC SB			
Consider exempting alternative energy adaptations (e.g. solar collectors) when developing bylaws.	Implementation	PC			
Make information on energy efficient home siting and design available through the zoning administrator as building permits are issued.	Communication	ZA			Ongoing

IMPLEMENTATION PLAN

Section: Housing

GOAL: To encourage the planning of housing which preserves the rural character of Elmore, conserves energy, provides for efficient delivery of public services, and minimizes impact on forestry and wildlife, while accommodating the variety of incomes levels, ages, and housing preferences of residents.

Recommendations	Type of Action	Who's Involved ?	Start Date	Finish Date	Notes
The Planning Commission should monitor trends in the various areas in town.	Research	PC			
The Planning Commission should work with Lamoille Housing Partnership to find ways to ensure working residents have housing they can afford.	Research Communication	PC			
The Planning Commission should continue to maintain the options in the zoning bylaws for developers and landowners to create Planned Unit Developments and Accessory Apartments.	Implementation	PC			Ongoing

IMPLEMENTATION PLAN

Section: Economic Development

GOAL: *Elmore should have a balanced and diverse local economy.*

Recommendations	Type of Action	Who's Involved ?	Start Date	Finish Date	Notes
The Planning Commission should monitor labor statistics in town including wage and unemployment figures.	Research	PC			

IMPLEMENTATION PLAN

Section: Land Use Plan- Forests

GOAL: *To retain existing forest land use*

Recommendations	Type of Action	Who's Involved ?	Start Date	Finish Date	Notes
The residents should write annually to the state representative and senator expressing support for full funding of the Current Use Program.	Communication	PC PI			
The Planning Commission should review existing zoning bylaws to determine whether they further the goal listed above and propose revisions if needed.	Research	PC			
Distribute information about the Vermont Land Trust and other conservation options to land owners of large tracts of productive forestland in town.	Communication	PC			

IMPLEMENTATION PLAN

Section: Land Use Plan- Agriculture

GOAL: *To maintain existing agricultural use.*

Recommendations	Type of Action	Who's Involved ?	Start Date	Finish Date	Notes
Residents should write annually to the state representative and senator expressing support for full funding of the Current Use Program.	Communication	PC PI			
The Planning Commission should review existing zoning bylaws to determine whether they further the goal listed above and propose revisions if needed.	Research	PC			
Distribute information about the Vermont Land Trust and other conservation options to land owners of large tracts of productive forestland in town.	Communication	PC			
The Planning Commission should examine whether subdivision regulations would further the above goals.	Research Implementation	PC			

IMPLEMENTATION PLAN

Section: Land Use Plan- Residential

GOAL: To encourage development in areas where the town economically and environmentally can afford it, (i.e. in areas which have access to class 1, 2, and 3 roads, have power, have suitable soils, and do not have excessive slopes).

Recommendations	Type of Action	Who's Involved ?	Start Date	Finish Date	Notes
The Planning Commission should examine whether subdivision regulations would further the above goals.	Research Implementation	PC			

IMPLEMENTATION PLAN

Section: Land Use Plan- Commerce

GOAL: *To allow commercial development which will maintain the rural character of Elmore*

Recommendations	Type of Action	Who's Involved ?	Start Date	Finish Date	Notes
The Planning Commission should review existing zoning bylaws to determine whether they further the goal listed above and propose revisions if needed.	Research Implementation	PC			

IMPLEMENTATION PLAN

Section: Land Use Plan- Industrial

GOAL: *To allow industrial development which preserves the environment and rural character of Elmore*

Recommendations	Type of Action	Who's Involved ?	Start Date	Finish Date	Notes
The Planning Commission should review existing zoning bylaws to determine whether they further the goal listed above and propose revisions if needed.	Research Implementation	PC			

IMPLEMENTATION PLAN

Section: Land Use Plan- Flood Hazard Areas & Wetlands

GOAL: *To protect the safety of residents and to maintain water quality.*

Recommendations	Type of Action	Who's Involved ?	Start Date	Finish Date	Notes
Retain current flood plain designations on zoning maps until more recent FEMA maps are adopted.	Implementation	PC SB			
Revise zoning permits to indicate the responsibility of the applicant to obtain all necessary permits if wetlands are suspected on the development site.	Implementation	PC ZA			
Revise the zoning regulations to address identified wetlands and flood hazard areas.	Research Implementation	PC			

ELMORE STATE PARK

General Description

The park had its beginning in 1933 when the Town of Elmore deeded approximately 30 acres, including the beach on Lake Elmore, to the state for development purposes. During the early 1940s, the Civilian Conservation Corps (CCC) Company 1209 constructed the bathhouse, picnic area, and on Elmore Mountain, a fire lookout tower and caretaker's cabin. A new entrance road and contact station, a 60-site campground, and beach parking improvements were installed at the park during the 1960s.

The park is located in the Town of Elmore, five miles southeast of Morrisville and 25 miles north of Montpelier on Vermont Route 12. It is the only public recreational facility in Lamoille County offering visitors access to camping, picnicking, hiking, swimming, boating, fishing, hunting, snowmobiling, and cross-country skiing within one geographical unit.

The 706-acre park is almost entirely forested, the exception being the beach area and most of the campground. The two main features of the property are the lake and the mountain. Lake Elmore is 204 acres in size averaging eight feet in depth with a maximum depth of 15 feet. The lake is considered eutrophic, but despite its sometimes-poor visual quality, it is acceptable for swimming, boating, warm water fishing and other water oriented recreational activities.

Elmore Mountain rises from elevation 1,139 feet at the lake to 2,608 feet at the summit. It is a distinct steep sided mountain at the northerly end of the Worcester Range of mountains. The fire lookout tower provides good views in all directions. The use of airplanes for forest fire detection has since made the tower lookout system obsolete, and the Elmore tower is now used by the public to obtain better views from the summit.

Purpose

Throughout its entire history, Elmore State Park has been used primarily for recreation. It offers intensive recreation opportunities at the beach, campground and picnic area, and dispersed recreation on the mountain including hiking, hunting and snowmobiling. While most of the property is forested, the steep terrain limits the availability of commercial timbers.

EXISTING CONDITIONS

Wildlife

With both Lake Elmore and a diversity of forest cover types, Elmore State Park offers a variety of wildlife species. These are enjoyed by campers as well as by hawk watchers

and hunters who come during spring and fall.

The area contains four major cover types each of which provides food and cover for associated species. The high elevation (2000+ feet) spruce/fir forest extends the range of species which inhabit the boreal forest. These include the magnolia warbler, boreal chickadee, blackpoll warbler and white-winged crossbill. Stands of eastern hemlock provide security for birds and mammals during bad weather.

Elmore also has open fields in various stages of succession which play an important ecological role. It is in these grassy areas that the majority of the food base is produced. The white-footed mouse, meadow vole and woodchuck (to name a few) serve as food for predators like the red fox and red-tailed hawk. It is also in the grasses that omnivores like the ruffed grouse and vegetarians like the eastern cottontail are best served. Some notable bird species to be found are the meadowlark, bob-o-link, and eastern kingbird. A subtle, but very important, feature of this vegetative type is where the field and the forest meet. The 'edge' formed by this interface creates some of the most diverse habitat available. It is in these transition areas that the greatest number of wildlife species are likely to be found.

A fourth vegetative type, the northern hardwood complex, is the most common in Vermont. Being adjacent to the relatively undeveloped Worcester Range, the potential for a wide variety of wildlife species is great. Bear are occasionally seen, and deer are relatively abundant. The stands are largely of a single-age class, however, resulting in less than optimum conditions for many species of wildlife.

Lake Elmore was once noted for its quality northern pike fishing. Catches of fish over 25 pounds were not uncommon. Fish populations and quality deteriorated until 1969 when Lake Elmore was reclaimed by the Department of Fish and Game. The lake was subsequently restocked in the spring of 1970, 1971 and 1972 with small mouth bass, northern pike and yellow perch fingerlings.

Surveys conducted in 1973, 1975 and 1978 showed some improvement in stocking levels but size increases have not been as great as expected. The Department of Fish and Game has continued a size limit on bass and pike and ice fishing is by hand lines only.