

# Elmore Planning Commission Meeting

Date: July 11, 2023 at 5:30pm

Location: Meeting to be held at the Town Office as well as zoom

Join Zoom Meeting:

<https://us06web.zoom.us/j/6770906765?pwd=Q0k2VkJ2MlhwNUU5Ym1SS3Blc3hxdz09>

Meeting ID: 677 090 6765 Passcode: 8888 | Phone: +16465588656

## Agenda:

- Review additions or deletions to the agenda and review/approve previous meeting's minutes.
- Conflict of Interest review for agenda items

## Ongoing Business:

### Updates to Zoning Bylaws

#### Road Associations

~Proposed language: "No subdivision with a shared road or driveway should be approved without a charter from the State of Vermont for an approved Homeowners Association".

~Purpose: Ensure that property owners maintain shared roads and driveways in accordance with the standards laid out in the zoning bylaws in a fair and equitable manner.

~Discussion: Look at examples from other towns. Review updated draft language and input from LCPC.

#### Right of Ways

~Proposed language: "No rights-of-way shall be allowed for access to any subdivided lot located along an accepted public highway or a planned roadway within a proposed new subdivision. Whenever possible access shall be direct from the public roadway or the private roadway of any new subdivision."

~Purpose: To reduce the number of future shared roads and driveways and thereby reduce the potential for road maintenance quarrels between neighbors.

~Discussion: Review new language and determine whether it would contradict existing language in bylaws.

#### Zoning Districts/Lot sizes

~Purpose of proposed changes: rearrange the zoning districts to allow for smaller lot sizes within walking distance from the village while increasing lot sizes in far out undeveloped areas of town.

~Discussion: outline next steps, look at examples from other towns.

#### Elmore 5k

-Updates on planning progress

#### Missing Land Use Map in Town Plan

-Update on progress of adding the missing map

#### Wastewater in Storm Drain

-Update on setting a meeting with Christin Ashmankas (ANR).

#### Town Park