

Elmore Planning Commission Meeting
February 20, 2019
Elmore Town Clerk's Office 7:00pm

Present: Glenn Schwartz, Don Valentine, Bruce Olsson, Kate Sprague, Hans de Boer, Michelle Greeson.

Guests: Seth Jensen (LCPC), Alexa Repko (LCPC)

Ongoing Business:

- Zoning and Subdivision Amendments:
 - Looked at updated map from LCPC showing Core Forestland broken into four classes of suitability for Forestry. It was determined that the top two classes combined are appropriate for defining "Productive Forestland" within the subdivision regulations.
 - EPC requested input from DRB in answering 3 questions regarding Conservation Subdivisions: Under certain circumstances should PUD's be required? Should we include density bonuses? What percentage of PUD's should be designated as "open space"? Seth will attend next DRB meeting to discuss with them.
 - Should Elmore include Density Transfer options in Subdivisions? Seth will bring sample language next month to discuss.
 - Should the town consider a future Acceptance Policy for private roads? Not a problem for right now, more discussion will be needed in the future.
 - Suggestion from the Select Board: Any Subdivision/development with more than two driveways should require the formation of road association.
- Town Plan survey: Top three choices are clear: Retain/Conserve and protect Forestland; Improve internet/cell coverage; Control the spread of invasive species.
 - Improve Cell/Internet Coverage: Look into options for putting up a tower on fire tower or other suitable location in town, and reach out to third party contractors who would build it to discuss options. Michelle will talk to someone from VT State Parks about possibility of putting an antenna on fire tower.

New Business

- FEMA Lamoille Watershed Questionnaire: It was decided that Elmore does not need additional FEMA flood mapping, Glenn will fill out the survey.
- Healthy Community signs: Tan with a green border is the winner, they have been ordered.
- Grant Opportunities:
 - Village Center Designation: Elmore does not have designation so it is not eligible for certain grants,(i.e. for a electric car charging station). EPC is interested in pursuing this so Seth will bring necessary information to next meeting.
 - Elmore 5K: Michelle looked into funding and planning a road race through a \$1500 RiseVT grant. Potential date for the race is Labor Day weekend, to

coincide with the Elmore Block Party. All EPC members are in favor, Glenn will fill out application.

Date and time of next meeting: March 21, 2019 7:00pm