

March 21, 2019 Elmore Planning Commission Meeting Notes:

In attendance:

- Seth Jenson LCPC
 - Alexa Repko LCPC
 - Don Valentine EPC
 - Bruce Olsson EPC
 - Michelle Greeson EPC
 - Hans de Boer EPC
 - Glenn Schwartz EPC
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- Village designation discussion. The application is on-going.
 - o Needs to be updated every 8 years.
 - o Needs to have historical buildings
 - o Person from the state is currently writing up the application and determining the boundaries.
 - o There is the ability to amend the boundaries over the 8 years, the state tends to draw the boundaries pretty tight.
 - o Application is done
 - Signed by acting chair, Hans de Boer at the meeting 3/21/2019
 - o Monday, 1pm April 22, 2019 in Montpelier (national life building) that the Village Center Designation will be decided on.
 - Charging station application needs to be in by April 30, and cannot be submitted until after the Village Center Designation is approved.
 - Seth has more updates for the zoning for the village.
 - o Viewing a map of village district, many lots are around the 5000 square foot range. Currently the minimum lot size is 30,000ft².
 - o You can select an area that would not need a “minimum lot size”
 - Planning Commission feels the 30k square foot minimum lot size does not make sense, especially for the “Designated Village Center” area
 - o Another idea is to use frontage as a limiting factor as opposed to lot size.
 - There is a general feeling that the forced merger rule of adjoining lots owned by the same owner would be considered “merged”.
 - Struggling to make decisions on what the definitions should be. The concern that the Development Review Board should be here in order to assist in the development of the definitions of the zoning by-laws
 - There are 5 pages worth of lots under the minimum lot size.
 - Should there be a minimum lot size?
 - How would this cause issues in the future?
 - Should the “forced merger” rule be removed?
 - **There should be a DRB member needs to be at EPC meetings to assist in fine tuning the zoning by laws.**
 - Seth says that the bulk of this should be completed by May 30th.

- Seth will get back to us in regards to anything we can do to help expediate the process.
- Grant Money discussion
 - Sharon has the grant check for buying the Lake Elmore passes.
 - Michelle will track down how to buy the passes from the state
 - Be helpful to have information for when they will be available for the re-vote on April 23.
 - 5k Race idea: the grant folks were balking at it because no one was getting free entry.
 - Course needs to get certified by USA Track and Field
 - Discussion on course, Fire station, Rt12, Camp Road and back.
 - Will need Sheriff to monitor road, most likely just the shoulder
 - Peoples academy has a big clock that could potentially used.
 - Copley hospital used to do a 5k on Labor Day but won't be doing this year, so there is a chance that we could attract the folks that used to run in that race.
 - Begin to look into race certification, sponsors, but wait to get serious about it until after the grant is approved. Build a checklist of items that need to be addressed to ensure a successful race.
 - Bruce and Michelle are looking into the specific details of what is needed to make the race happen
 - Cell Phone coverage:
 - Don has reached out to Elmore's state representatives regarding getting cell service to Elmore
 - Hans has done some research on a company that has installed cell towers in the past for a couple sites in Vermont, has not had a chance to follow up with that.
 - Broadband is 4 miles from the village center of Elmore and they need 16 commitments for 2 years for each mile to extend service. It would be helpful to have the person who has this contact with Comcast to help with researching this option.
 - Contact Peter Welch regarding the USDA grant application as well as Avram. Try to get momentum to get the grant process rolling and maybe utilize comcast contacts to assist in getting the grant process off the ground and successful.
 - Glenn will ask about the comcast stuff.
 - Hans will look into grant and contact Peter Welch office and Avram Pat
 - Lamoille Watershed Survey:
 - Was done by Glenn and sent in. All set.
 - Elmore has applied for a grant for a watershed study to assist in getting funding for maintaining private roads to prevent erosion getting into the lake. This is mostly being handled by the LCPC with some assistance from the Lake Association.

Next Meeting:

April 25, 2019 at 7pm at the Elmore Town Office

There will be a request that a member of the DRB is in attendance to assist with the zoning bylaws.