

Elmore Planning Commission Meeting Agenda
Wednesday, October 14, 2019
Elmore Town Clerk's Office 6:00pm

Attendance:

- Kristin Rose – Zoning Officer
- Hans de Boer – EPC (Elmore Planning Commission)
- Michelle Greeson - EPC
- Bruce Olsson – EPC
- Glenn Schwartz - EPC
- Kate Sprague - EPC

Ongoing Business:

Zoning/subdivision regulations final review with Kristin Rose

- There are some areas in regard to permitting of forestry and similar activities in the current draft that have a couple discrepancies within the plan that need to be clarified in the by-laws and adjusted for consistency.
- Reconstruction of facilities and connection to wastewater: current draft says if you rebuild within a year, your permit is valid, VT laws say 2. EPC agreed that it should be 2 years.
 - o If a house burns down, septic system may be subject to needing to be updated prior to reconnecting to new structure
 - Maybe add this requirement for only the lake district at this time
 - Worries regarding feasibility for some with antiquated wastewater systems and the significant costs of upgrading
- Adjustment to how to pay for the work for the zoning board. The fee cost is going to be updated to reflect the true cost of submitting a permit.
 - o There is language that the fees double if construction begins prior to the issuance of permits
 - o There should be penalties for projects that does not meet the requirements of compliance
 - The state has some laws in assessing penalties for projects that do not meet compliance
- The Planning Commission and Kristen Rose (Zoning Officer) reviewed the current Zoning and Subdivision Fee Schedule and proposed new rates. G. Schwartz to review with Sharron Draper and present the changes for approval, at the next Select Board Meeting.
- There will be a certificate of compliance/occupancy that will be issued to all new projects.
- Need to have DRB approve the most recent version and then EPC and Select Boards can begin the hearing process. Should take about 4 months (according to Seth Jensen – LCPC)

Summary of 5k Race – any follow up left?

- There were a few shirts that were handed out to people who didn't order a shirt (shirt scandal).
- Other than that, big success and plans are in place to ensure no confusion on shirts next year.

Broadband internet meeting at LCPC in September.

- Hans participated in the meeting hosted by the LCPC. There is a successful community fiber project up north. It is a matter of mirroring that project. Hans will reach out to Bob Burley to discuss the Central Vermont Fiber group and see if there is any progress. There will be continued effort to utilize the support of LCPC

Yoga

- There is progress being made. There will be an application put in for a grant that will be available for 2020 and the schedule will be set for the winter months.

New Business:

- Next meeting discussion:
 - o Monday November 19, 2019 @ 6pm

Next Agenda:

- Town plan review
- Update on broadband
- Discussion of VT State Parks wanting to upgrade cell/internet connectivity at Elmore State Park
- Elmore Community Trust
- Review timeline for Elmore zoning and Subdivision plan adoption