

# Elmore Planning Commission Meeting Minutes

Thursday January 2, 2020

Elmore Town Clerk's Office 6:00pm

Attendance: See attached PDF

## Agenda:

- Planning Commission Public Hearing for both zoning and subdivision plan as well as the town plan.
  - o The Development Review Board is in attendance. Discussion of the zoning and subdivision plan, it does not seem to be too many major changes. There were significant changes to the village section in terms of lot size. The PUDS section is new, however there does not seem to be any issues.
  - o DRB/Select Board brought up a list they created for desired changes to the zoning plan. There seems to be a disconnect and there is a question as to whether the issue of "can be seen from a public road" has been addressed.
  - o The road commissioner has requested that there be language that if there is a subdivision that an HOA be required for the maintenance of the shared driveway. That has been added to the new version.
  - o Another issue that was brought up was regarding Bed and Breakfast rentals and how they relate to AirBnB's. There are plans that state that you will not have more than 8 guests and the owner needs to be on the property. How does this relate to AirBnB's? Should the AirBnB issue need to be addressed in the plan? Seth mentioned that the current legislative session will be addressing some AirBnB issues at this time and we should wait to add any language in regard to that until after the session is over. The majority of the participants in the discussion agree to hold off on developing any language for AirBnB's.
- Update on broadband and the prospective development of a task force.
  - o The State Park needs to advance their connectivity due to their new registration process. Yacovone is on the appropriations committee so it may be worth getting him involved in the discussion as to having the park assist in helping support the expansion of fiber line to Elmore area. There were 4 people interested in joining a high speed internet task force. There will be information sent out soon and all EPC members will be Cced in order for all to be up to speed on any progress being made.
- Potentially have Stowe Land Trust meeting
  - o Hans has met a few people close to the Stowe Land Trust. At this time the EPC has enough irons in the fire so the EPC will reach out to those contacts later this spring to discuss having a representative at one of our meetings sometime in May or later.
- UVM Place Program

- UVM program that works with the town to explore ecological/historical areas of the town. UVM researches a lot of these items for the town and provides the education and information to the town.
- The EPC agrees that as long as it doesn't cost money, it would be interesting to look into.
- Status of 2020 Grants
  - Bruce and Glenn are going to meet with Cole from Rise VT for the grant for the 5k race, yoga and the state park passes.
- Municipal Septic System for Elmore
  - The village store needs to replace the septic in the very near future. They want to figure out if there is potential to in the future tying into a town wide septic for all so they can design the septic to work with any future improvements to a town-wide septic.
  - Seth has found some information on Vermont Engineering Planning Advance Program which is available to assist towns with feasibility study or Preliminary Engineering Report for community-based drinking water or wastewater solutions
  - Pros and Cons: Need to do a feasibility study to see what the costs would be and then determine whether or not it would be self-sustainable or need to be subsidized.
  - There are two realistic options: tie into the state park wastewater system. Their system was approved and built under older regulations. Issue would be to get the state to buy into this idea, but it should be in their best interest.
  - Second option is behind the church. The church is tied into the town water system now and so the well shield area by the church is not relevant anymore.
  - The EPC is willing to fill out the grant to do a feasibility study. Glenn will be doing the application with the assistance of the Select Board.
- Town Report of 2019 EPC work
  - All set with the 2019 Town report section regarding the EPC accomplishments.

### February Agenda:

- Update on grants for Elmore
  - Elmore 5k Race
  - Yoga
  - VT State Park Passes
  - Septic design
- Update on zoning and subdivision plan adoption
- UVM Place Program
- Broadband information

