

Elmore Planning Commission

December 6, 2022 at 5:30om

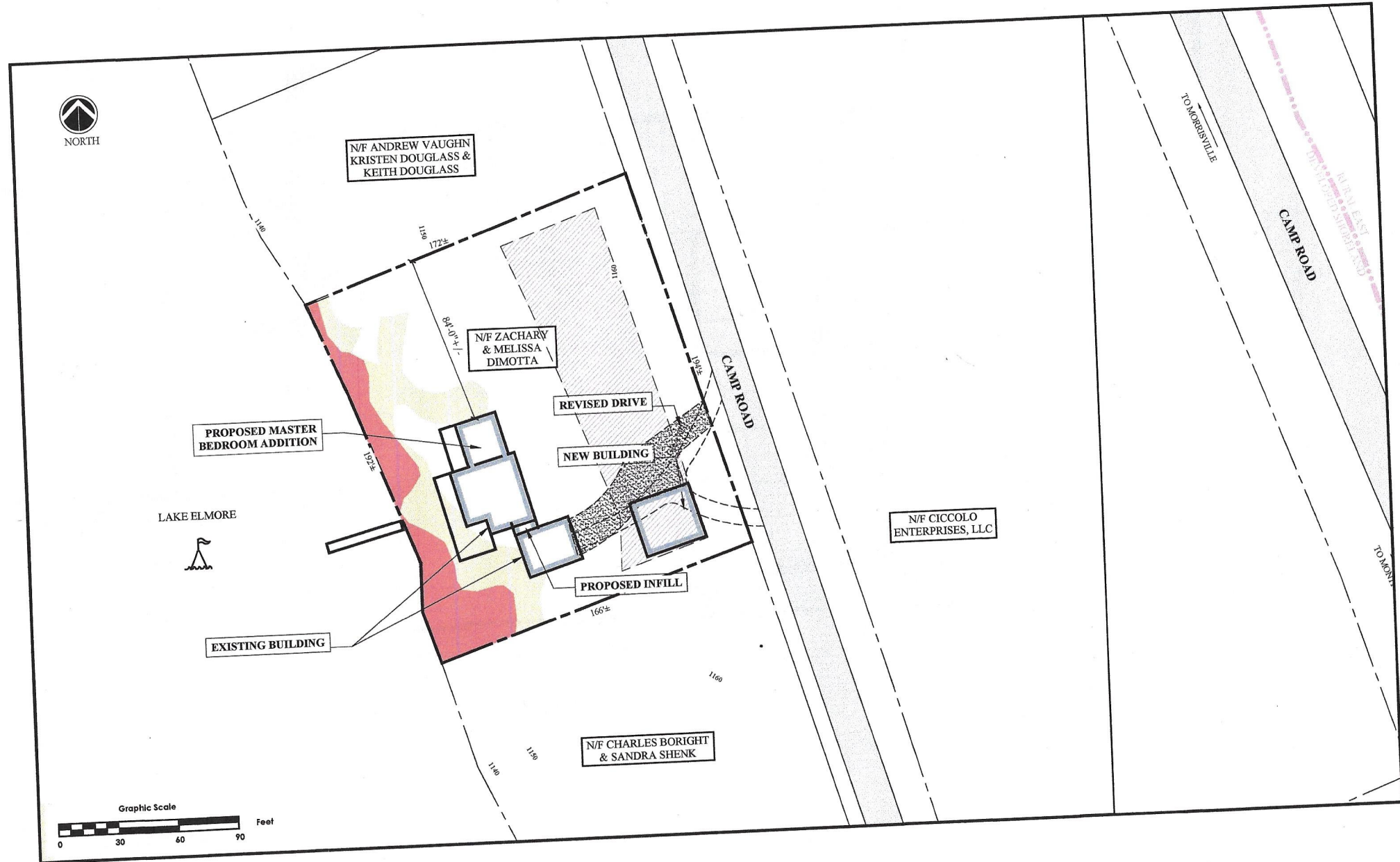
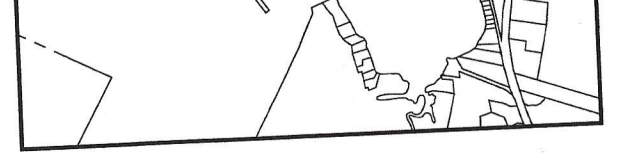
Attendance:

- Review additions or deletions to the agenda and review/approve previous meeting's minutes
 - Minutes are unanimously accepted as written
 - Conflict of Interest review for agenda items
 - No conflicts of interest identified
 - Attendance:
 - Planning Commission Members: Glenn Schwartz, Kate Sprague, , Michelle Greeson, Hans de Boer, Bruce Olsson
 - Zack and Melissa Dimotta (home owners presenting) Ray Boutin (home designer) Warren West (community member)
- 1) **Issue:** Home renovation on Camp Road and potential issues with Zoning Bylaws in the Developed Shoreland District. Guest: Melissa and Zach DiMotta (homeowner) presenting with their architect.
- a) **Discussion:** Original new building plans made and approved by the town. The Zoning Administrator suggested making the addition that expanded outside the existing Lake District bylaws vs building up a second story as originally planned. They are requesting a change in the existing bylaws to allow them to build out instead of up as long as they abided by the percent lot coverage bylaws. Their property is unique in the fact that they have a larger lot than most around the lake and could easily expand out and stay within the limits. There is also the state bylaws that need to be assessed since they are along the shoreline of the lake. The planning commission explained that this would take a few months to figure out the answer to this. The owners are willing to wait up to 6 months since they have a builder secured for the fall of 2023.
- b) **Action:** The Planning Commission needs more information from the DiMottas including the exact sqft (including decks, garage and driveway. The owners will get these measurements and send them to the EPC to calculate the lot coverage and consider a change in the bylaws. The EPC also needs to hear from the Zoning Administrator regarding the State Bylaws and if he has spoken with the state.
- 2) **Issue:** Zoning Bylaws regarding driveway setbacks.
No discussion or action items due to presenter not present at this meeting. This item will be forwarded to the next meeting agenda.
- 3)
- 4) **Issue:** Identify a new representative for Lamoille Valley Fibernet AND remove Elmore from Central Vermont Fiber.

- a) **Discussion:** Our current representative would like to step down from his position. Before his departure he noted that he recommended the Town of Elmore pull out of CV fiber. It is of his opinion that they are of no value to Elmore and he is concerned they may come back to us for money. He thinks we should stick with Lamoille. Our other representative would also like to step down from the committee. That would leave our alternate as our main rep and they would need to be promoted by the Select Board and the appropriate paperwork must be completed.
 - b) **Action:** Select Board appoint the alternate as our main rep. asap.
- 5) **Issue (ongoing):** Zoning Issues in the Forest Reserve District regarding how the development boundaries are determined.
- a) **Discussion:** Continued question of “Do we really have a problem” that needs fixing. As we are aware, there have been no recent complaints, or parties that have come to the DRB with this issue. Should we take 6 months to see if anyone has an issue that is brought up?
 - b) **Action:** Vote by the group. A unanimous vote to hold discussion on this topic for 6 months. Glenn will be speaking with the Zoning Administrator and the Select Board to notify the EPC if any parties come to them with concerns and we will take this topic back up.
- 6) **Issue:** Follow up on potential waste water in the storm drain on the north side of route 12 by the dam AND follow up on the Municipal Wastewater Systems presentation.
- a) **Discussion:** Recap of the email from the state dealing with wastewater in the storm drains. The property that was suspected of having a malfunction was tested and there was no waste in their water tests. The state thinks they have possibly identified a pipe connected into the culvert that could be runoff from a leech field. Further testing will happen in the spring. As for the possible waste water into the lake, Glenn has a list of contacts and we will look more in-depth to the lake waste water levels.
 - i) When we find out what the level is and if there is a problem area, what is our plan to fix it?
Further discussion needed to evaluate options.
 - b) **Action:** Talk to state about lake water waste levels (Glenn). Look at the current state regulations (Kate). Stay in contact with Dave about further testing in Elmore (Michelle)

MAX BUILDING HEIGHT 30 FT
 LOT COVERAGE 3499 SF (11.4% OF TOTAL LOT) (INCLUDES DECKS)
 NOTE: PROPERTY BOUNDARIES ARE DERIVED FROM GIS PARCEL DATA, NOT A PROPERTY SURVEY

SLOPES 15% TO 25%
 SLOPES > 25%



① 374 Camp Road
 SCALE: 1" = 30"