

Elmore Planning Commission Meeting
February 28, 2023
5:30pm Elmore Town Clerk's Office

Attendance

PC Members: Kate Sprague, Glenn Schwartz, Don Valentine,
Public: Dawn Kress, Warren West, Kristen Rose

No PC members have a stated conflict of interest with any agenda items

PC accepts previous meeting minutes as written

Ongoing Business

-Wastewater in storm drain by dam

Michelle Greeson is the point person for this issue but was not present.

-Zoning Bylaws (see attached document for more information about issues)

Issue 1) Minimum lot sizes in Rural East (RE) and Rural West (RW) Districts: Kristen Rose shared concerns about Elmore becoming unaffordable for many people if minimum lot sizes are increased in RE. Suggestions were made to create additional zoning districts that would allow for smaller lots closer to the Village and larger lots further away in less developed areas of town. Although more consideration is needed this concept in general was found worthy of further speculation. Action: Kate will contact Seth Jensen from LCPC and invite him to the May PC meeting to gain his input on the creation of a new district and analysis of lots within that area.

Issue 2) Driveway Setbacks: Kate did some research into what other towns have for setbacks, based on this data the PC determined that a 10'-20' set back for all new construction seemed reasonable, based on natural conditions and with ability to go to DRB to request a variance should conditions be unfavorable.

Action: request help with drafting language from Seth

Issue 3) Major Interior Renovations: The general consensus among board members was that this type of zoning would be too intrusive. However out of curiosity they will wait to hear from Seth who is looking into whether any other towns in the region do this.

Issue 4) Forest Reserve District: Although this issue was couched at a previous meeting it was brought up again by Zoning Administrator Don and energetically discussed by all present. Warren West questioned whether Don Valentine, in his role as Zoning Administrator, should even be able to suggest going against the policies of the Town Plan. And also questioned whether Don had a conflict of interest and was in fact arguing on behalf of a constituent, an allegation Don adamantly denied. The consensus among board members is still to follow the policy in the Town Plan that says "Residential development should not occur in the Forest District"

-**“Welcome to Elmore”** document: Kate will resend the final document to Glenn who will put it on the Select Board agenda for April.

Public Comment

-Kristen Rose brought to the attention of the PC an issue regarding a property adjoining her own in which the town issued a permit for the construction of a dwelling on land that she, as an environmental engineer, later determined to be wetland. She was concerned that the town was not doing its due diligence with regards to assessing properties before issuing permits. She suggested, as an essential tool, the ANR Atlas map, an online map database which shows environmental aspects such as wetlands, forest blocks and deer habitat. This suggestion has also been made to Sharon Draper, who will be showing Don how to use the map. Don will also contact Jill Lindenmeyr and make sure that the DRB is doing their required site visits.

No April Meeting

Next meeting May 2nd

Meeting adjourned 6:54