

Elmore Planning Commission Meeting
May 2, 2023

Attendance:

- EPC members: Kate Sprague, Don Valentine, Bruce Olsson, Michelle Greeson
- Town Citizens: Seth Jensen, Dawn Kress, Michel Lacasse

Conflict of interest: No conflicts of interest

Minutes approved from late month: Approved by all in attendance

Ongoing Business:

- **Issue:** Minimum Lot sizes in Rural East (RE) and Rural West (RW) Districts
 - **Discussion:** There is the impression that the individual wealthy property owners of that district have in some way affected the minimum lot sizes and this will eventually be perceived as “Snob Zoning” and is inequitable. There are some smaller lots in the RW district as of now that are “Grandfathered” in. Should we make a “Tiered System” with minimum lot sizes smaller in the Village and the lot sizes increasing as expanding outward thus keeping parcels of land intact as resources dwindle away from the village center and keeping prime agricultural blocks and habitat blocks intact? Would a tiered system just be shifting the problem? Would we be keeping our Forest Reserve District and Wildlife habitats protected? What if you had a house that was in a tiered section but also in the FRD, which would trump?
 - **Action Items:** We will continue discussion and brainstorming this issue. Kate will bring some maps showing “Important Areas” of Elmore.
- **Issue:** Driveway Set backs
 - **Discussion:** Currently there are no setback requirements for the driveway edge from a property boundary. Concern is that driveways too close to property boundaries can cause runoff and other issues on adjoining properties. ROWs need to be deeded.
 - **Action Items:** decision on a 20ft setback. Don will write up language to be added to the “Driveway Standards” section of the Town Plan and bring it to the next meeting to be reviewed by the group.
- **Issue:** New Development in the Forest Reserve District (FRD)
 - **Discussion:** Current 1200’ elevation limit on subdivisions and development in FRD. Concerns of the arbitrary nature of 1200’, exclusion of accessory structures on existing subdivisions above 1200’ although the DRB is currently granting permits.
 - **Action item:** Continue to discuss the 1200’ elevation decision for new FRD dwellings, but pass the language allowing accessory structures to be added to existing lots in the 1200’-1500’ range.
- **Issue:** Mapping in Town Plan
 - **Discussion:** Currently the Forestland section of the Town Plan (page 6) references maps that are not included in the document.

- **Action Item:** Kate will get an appropriate map to be added to the Town Plan.

- **Issue:** Right of Way
 - **Discussion:** Current bylaw states that no subdivision permit shall be granted unless there is a direct access to public roads or a DRB approved ROW easement. Concern is that this may leave the door open for the unnecessary ROWs when direct access is possible.
 - **Action Item:** Don will write up a proposal for new language to be added to the Town Plan and bring it to the group to be approved.

- **Issue:** Road Associations
 - **Discussion:** Current language states: Documentation and assurances shall be provided that all proposed roads and rights-of-ways will be adequately maintained either by the subdivider, a homeowners' association or through other legal mechanism. Such documentation shall be in the form approved by the DRB and filed in the Elmore Land Records (pg 81)
 - **Action Items:** Do we need to have a legal written agreement with all new driveways with two or more dwellings. Don will write up a proposal for new language to be added to the Town Plan and bring it to the group to be approved.

For next meeting agenda: Discuss waste water updates. Start planning our 5k.

Meeting Adjourned: 7:02pm

