

Elmore Planning Commission

Date: June 8, 2023

Time: 5:30 pm

Location: Elmore Town Clerk's Office and via Zoom

Attendance: Kate Sprague, Glenn Schwartz, Michelle Greeson, Bruce Olsson, Don Valentine

Guests: Dawn Kress, Michel Lacasse

Updates to Zoning Bylaws

Don Valentine shared proposed language regarding Driveway Set -Backs, Rights of Way and Road Associations. This spurred much conversation on the three issues:

-Driveway set-backs: All agreed that requiring a 20' setback for all new driveways from a property boundary was reasonable.

-Road Associations: The recommendation from Don is that no subdivision with a shared road or driveway should be approved without a "charter from the State of Vermont for an approved Homeowners Association" Kate did some research on possible options for how to require homeowners to share maintenance of shared roads and driveways: 1) Require the formation of "Shared Interest Communities" (aka Homeowners Associations) 2) Require a covenant to be placed on the property that would require homeowners to share maintenance, 3) A simple notarized agreement between property owners. Kate had lots of concerns; about the first option being too arduous for most folks which would make compliance an issue; about how many homes on a road or driveway would trigger the requirement; about how associations would be formed if lots were sold slowly over years and not developed all at once, etc. Look at more examples from other towns. Don will draft language, Dawn will look for examples, Kate will check with LCPC.

-Sub-issue related to Road Associations: At times in the past when some residents have not maintained their driveways in the winter and emergency vehicles were not able to reach the homes, the road commissioner was contacted, occasionally in the middle of the night, and asked to plow or sand. This is not the Town's responsibility.

Q: What is the town's liability in the case of emergency responders being unable to reach home due to private road conditions? Should we add language stating explicitly we are not responsible?

Don will check with the League of Cities and Towns and AG's office to see what our legal options are.

-Right of Ways: Proposed language: "No rights-of-way shall be allowed for access to any subdivided lot located along an accepted public highway or a planned roadway within a proposed new subdivision. Whenever possible access shall be direct from the public roadway or the private roadway of any new subdivision." After much conversation it was determined that the reason for this addition would be to reduce the number of future shared roads and driveways and thereby reduce the potential for road maintenance quarrels between neighbors. More information is needed.

-Lot sizes: No discussion was had on this topic.

-Bonus: Rainwater Runoff: The State May require future driveways to be engineered with catchment ponds so runoff does not run into town or state ditches (as in the case of the new town garage). This would be extremely expensive for the average homeowner. Contact will be made with Rob Moore from LCPC, he is knowledgeable about this. Elmore Bylaws currently don't mention runoff.

Elmore 5k

No grants this year, however we have a decent amount of money in the 5k account from last year. Bruce suggests using funds from last year to give away 40 free registrations, no grant needed. All are in favor.

Michelle will be on top of advertising with Copley and getting the permits. Bruce and Glenn will talk to the sheriff. Kate will get the t-shirts going.

Fireworks, town will pay \$2500, Kate will find out if there is other money to add to the pot.

Mapping in Town Plan

-Kate contacted LCPC and found the missing land use map, she will figure out how to add the missing map to the Town Plan

Wastewater in Storm Drain

Glenn will contact Christin Ashmankas (ANR) and set up a time to have her come and give her presentation, possibly in a special meeting separate from the regular July meeting.

Town Park

The Select Board will get the ball rolling with funding but the Planning Commission should start planning next winter.

Next Meeting Date moved to July 11th due to the holiday on the first Tuesday.