

Elmore Planning Commission Meeting
July 11, 2023

Attendance:

- EPC members: Kate Sprague, Don Valentine, Bruce Olsson, Michelle Greeson
- Town Citizens: Dawn Chris

Conflict of interest: No conflicts of interest

Minutes approved from late month: Kate has a neighbor that is subdividing and may possibly impact her.

Ongoing Business:

- **Issue: Updates to zoning bylaws (see agenda for new language)**
 - **Discussion:**
 - Road associations: Dawn and Kate found a few neighboring towns with verbiage about Road Associations that we could possibly use to help us make a decision regarding our goals.
 - There is a current subdivision prospect at the end of the driveway with other houses that share the drive. How would that affect the existing land owners?
 - It sounds like we agree that as long as there is SOME sort of legal document that outlines how the road will be maintained that would be our goal as a town to ensure that private roads are:
 - Adequately Maintained
 - Neighbor disputes are avoided
 - Projects/needed improvements are clearly outlined
 - Rights-of-ways: Don will write up a clarification of the goals for changing.
 - **Action Items:** Don will look into the DRB decision and see if the above mentioned subdivision was discussed and bring it back up if they did not address. Don will also look into what the agreement is on Overlook Hill. That private road is that is well maintained.
 - Questions for an attorney
 - What defines a road vs a driveway
 - Enforcement on new properties. MUST be established before a permit is granted
 - Legal document vs a formal HOA
 - How to encourage existing shared roads to create an agreement
 - There is a new attorney who might have more insight to this topic
 - Kate will recuse herself from this decision since her neighbor is the subject matter
 - At the next meeting make a decision on the legal obligations of HOA vs Legal document

- **Issue:** Elmore 5K
 - **Discussion:** This year we are adding the kiddy dash. Every participant will get an ice cream cone gift card at the Elmore Store. Next was the delegation of tasks.
 - **Action Items:** Glenn will talk to the fire department about volunteers for road flagging, organize ice cream gift cards and supply raffle tickets. Bruce will talk to the sheriff department for road safety and continue contact with 802 racing and RunReg. Michelle will continue with prizes and donations, advertisement, and news articles. Kate will work on porta johns, poster, and her contacts for raffle prizes. Hans will work on apples and garuka bars and possibly manage the kiddy dash.

- **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:** Wastewater in Storm Drain
 - **Discussion:** We will continue to attempt to set a meeting with Christin Ashmankas (ANR).
 - **Action Item:** Glen is doing bi weekly septic water testing for the lake and we will get results from the state.

- **Issue:** Town Park
 - **Discussion:** this will be moved to next months agenda
 - **Action Items:**

- **Issue:** Walking trail around the lake
 - **Discussion:** there is a proposed walking trail around the lake but there are two properties that have been unwilling to let the path go on their land. There may have been a recent change in both of the owner's willingness that would allow the trail to go around the lake.
 - **Action items:** Kate will reach out to the family and get confirmation.

For next meeting agenda: Zoning district lot size discussion, town park, storm water drain, look for new members.

Meeting Adjourned: 6:58pm