

Elmore Planning Commission Meeting
Aug 1, 2023

Attendance:

- EPC members: Kate Sprague, Don Valentine, Michelle Greeson
 - Town Citizens: Dawn Chris, Christin Ashmankas (ANR).

Conflict of interest: Kate has a neighbor that is subdividing and may possibly impact her.

Minutes approved from late month: all approve

Ongoing Business:

- **Issue:** Wastewater in Storm Drain and E.Coli in the lake
 - **Discussion:** Issues with wastewater in the storm drain from last year and the recent high E. Coli results in the lake. Glenn has been collecting “caffeine test” and per Christin (guest expert) those should be very revealing since there is no natural source. If we do get high results, what should we do? She suggests starting with a Waste Water Survey to everyone around the lake asking “do you know what your waste system is? Its age? Location? Is it functioning properly?”. Any wastewater designer in the state could help identify what systems people have (a “class A” designer- lowest level- would be able to identify them all without a problem). Residents can technically continue to use any grandfathered method until they “fail” (surfacing, backing up into the home, or getting into the waters of the state.) Even a cracked holding tank is “failing”. As for solutions, some places are encouraging clustered systems that could combine small plot sized residents together. There is also help for year round residents from the state if they need upgrading and some non-profits for non-year round residents. Another way to encourage compliance that other towns are doing is if homes want to be zoned for short term rentals you need to be up to date with septic and they are only allowed to advertise for what the septic is zoned for.
 - **Action Item:** Wait to see what the caffeine test results are. Glenn will get an email to Christin about financial options for helping with failed systems as well as a septic survey template.
- **Issue: Updates to zoning bylaws (see agenda for new language)**
 - **Discussion:**
 - Road associations/Shared driveways: There is currently an application for a “right of way” off of a “right of way” that was not properly disclosed. The new subdivision proposed has a right away for the property itself, but they did not include mention of the long shared driveway that leads up to the subdividing property and right of way. This will have a significant impact on the long shared driveway which will erode the “hand shake agreement” that the current residents have to maintain that long shared driveway.
 - Do the by-laws need more added or do the by-laws just need to be enforced?

- Consider a legal document for a shared driveway (3 or less houses) and a formal road association for a shared road (4 or more houses)
 - Could the town have a preliminary outline legal document that the parties could fill in and have signed off by the town attorney?
 - Zoning: Lot sizes:
 - Revisiting the radius idea where smaller lot sizes are allowed around the lake radiating out to larger lot sizes in the outer areas of Elmore. Some towns have had success and some have not.
 - **Action Items:** Glenn will send the attorneys information to the group and we will set up a separate meeting
 - Questions for an attorney
 - How enforcement should be handled on new properties.
 - Could we propose a standardized form/template for legal agreements (specifically about shared road maintenance)
 - How to encourage existing shared roads to create an agreement
 - Should private citizens be coming to the town to solve their shared driveway issues? Legally is it really the town's issue?
 - Can we create the radius zoning system
 - (walking trail question- see below)
 - **Issue:** Elmore 5K
 - **Discussion:** The town has an account with the town store so we can get supplies for the race. Delegation of details/tasks. The fire department will do road flagging.
 - **Action Items:** Bruce will talk to the sheriff department for road safety and continue contact with 802 racing and RunReg. Glenn will wheel off the course and set the mile signs. Michele will grade the road the week before the race. Michelle will continue with prizes and donations, advertisement, and news articles. Kate will work on porta johns, her contacts for raffle prizes, and coordinating with the shirt vendor. 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:** Town Park
 - **Discussion:** no updates at this time
 - **Action Items:**
 - **Issue:** Walking trail around the lake
 - **Discussion:** The family is not opposed to the idea but they want to be legally protected so that if anyone gets hurt on their property they won't be held responsible.

- **Action items:** The town can “hold them harmless” and insure them to provide them legal protection.
 - The town should buy a Right of Way.
 - The family could name that section?

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

Meeting Adjourned: 7:09