

**Elmore Planning Commission Meeting
October 24, 2023**

Attendance:

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

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:** Update to Zoning bylaws
 - **Discussion:** The Planning Commission members feel that it would be best if we had a professional eye to help make these decisions. We also agree that we should do our best to make the zoning more user friendly so that the DRB and laypeople can understand how to use it and enforce it. We would also like to clarify how to process disputes between the ZA and the DRB.
 - **Action Items:** The Planning Commission will continue with the work that we have done. We will make a draft of what we want the bylaw to look like with the new language and present it to the Town Attorney. Once that is settled the goal will be that on the next zoning bylaw review date, we will overhaul the bylaws and make the language more uniform and easier to navigate.

- **Issue:** Lawyer questions
 - **Action items:** We will all review the answers that the lawyer gave us and see if we need to get any further discussion by next meeting. We will then provide him with the new proposed bylaw language so that he can review it before he attends the December meeting.

- **Issue:** Town garage property
 - **Discussion:** Brainstorming questions for community survey. The EPC agrees that any hiking trails will not interfere with adjoining properties.
 - **Action Items:** We would like to have a “write in” area for people’s ideas. We need to make sure we clarify that we have no funding to add for this so it would be a long-term project and we would be looking at grants and other funding.
 - See if anyone from the town would like to pick a day to go walk the property and try to inspire ideas.

- **Issue:** Missing land use map in the town plan
 - **Discussion:** Still no progress at this point.
 - **Action Items:**

- **Issue:** The EPC would like to formally nominate Dawn Kress to be an official member of the EPC.

- **Issue: Welcome document**

- **Discussion:** Discuss working with LCPC to add health equity language, we will have a visitor Kate L. who will be with us next month to discuss H47 zoning law that has to do with multi family dwellings.
- Revisit the best methods for distribution.
- **Action items:**

Meeting Adjourned:

Next meeting: November 7th at 5:00 pm.

Also, The EPC will meet at the New Garage at 9:30 to walk the property on Oct 28th, 2023.