

## Elmore Planning Commission Meeting

Meeting Date: December 19, 2012

Meeting Commencement Time: 6:08 pm

Meeting Participants: Steffany Mosley, Shelia Rysz, Sue Cano, Seth Jensen and Meghan Rodier.

### Agenda Items:

Item #1: Minutes approval from October 2012 meeting

Item #2: Sewage plan concern from local citizen

Item #3: Transportation and Economic Development Chapters - Final draft approval

Item #4: Energy and Land Use Chapters - Energy 2<sup>nd</sup> review and Land Use 1<sup>st</sup> review

Item #5: Mail

Item #6: Town Report Paragraph

Upcoming events: Select Board Quarterly Meeting will be January 9, 2012

### Item # 1: Minutes approval from October meeting

Motion to accept with edit to accept the minutes with correction of individuals in attendance by Sue, second by Sheila. All in favor.

### Item #2: Sewage plan concern from local citizen

Glen Torres had a concern that the Elmore By-law concerning setback for a mound system permit issued to L. Manning had not been adhered to in the approval process. By-law in Elmore for 3.15 and sewage set back are superseded by the State of Vermont Regulations which went into effect in 2007. Vermont Regulations are 25 feet setback except for mound systems because they are more effective. The mound system setback is 10 feet. The Town of Elmore has no jurisdiction on the approval of a mound system, it is controlled by the State. It is therefore the opinion of the Elmore Planning Commission that the L. Manning permit for a septic mound system has been properly applied for and approved by the State of Vermont. Neighboring property owners can follow the appeal process

laid out in the permit notification they received.

Whitt Hart, EPC liaison from the Select Board will contact Glen Torres to explain the regulations. He will also clarify the State will inspect the system during construction and before final coverage by ground materials to ensure construction is in compliance with the permitted plan.

Item #3: Transportation and Economic Development Chapters- final approval

Minor changes made to Transportation. Economic Development finalized.

Item #4: Energy and Land Use Chapters - Energy 2<sup>nd</sup> review and Land Use 1<sup>st</sup> review

Additions and deletions were provided. Revisions will be reviewed next time.

Item #5: Mail

Was reviewed and filed.

Item #6: Town Plan Paragraph - Written

Topics for Next Agenda:

Home work is the finalization of the Land Use and Energy chapters plus begin the review of the Recommendations.

Mail

Next Meeting: Date: January23, 2013 Time: 6pm

Meeting Adjourned: Motion: Sue Second: Sheila

Time: 8:20 pm