

ELMORE PLANNING COMMISSION
MEETING MINUTES
MAY 28, 2014

Attending: Whit Hartt, Colin Reynolds, Shelia Rysz, Stuart Wepler

EPC is currently working on updating the town's zoning by-laws and subdivision regulations.

There was discussion with regard to the Elmore Planning Commission creating their own guidelines for shoreland regulations for the town and the lakes therein. The current bill (H.526) as passed by the VT house senate in 2013 has been re-written, and will become effective on July 1, 2014. Stuart suggested contacting the Agency of Natural Resources and/or VLCT for help with this. It was agreed that the EPC will focus for the next few weeks on creating an original ordinance for the town's lakes and shoreland regulations.

There will be an annual meeting at the Green Mountain Club on June 6th. There will be reps. from the ANR there. This will be an opportunity for lakefront information. Elmore will be represented.

We discussed shoreland lot coverage and building heights and the question as to whether it makes sense to change lot coverage dependent on lot size.

Lamoille County Planning Commission rep/s will be at our June meeting. They will assist with updating the zoning by-laws and subdivision regs.

Work for the next meeting is to compare Elmore, the state of Vermont, and certain towns' guidelines for shoreland zoning regulations.

We also need to recruit new members for both the EPC and the DRB. We will place a posting on Front Porch Forum.

The next meeting will be on June 25th, 6:00 p.m., at the TCO.

Meeting notes taken by Shelia Rysz