

ELMORE PLANNING COMMISSION
PUBLIC HEARING RE: SHORELAND REGULATIONS
JANUARY 28, 2015

Attending: Whit Hartt, EPC Chair; Shelia Rysz; Colin Reynolds; Taylar Foster (LCPC)

Elmore residents: Joe Ciccolo, Jim Magoon, Brian Marineau, Lisa and Joe Kelly

The public hearing was held to coincide with the regularly-scheduled monthly EPC meeting. The purpose of the hearing was to present the state's changes to Shoreland Regulations regarding all lakes greater than ten (10) acres in size, and also to discuss the state's regulations for guiding Shoreland development. The Vermont Shoreland Protection Act went into effect on July 1, 2014.

Whit opened the hearing by introducing EPC members, and Taylar Foster (LCPC). He explained the state's decision re: the permitting process with regard to Shoreland protection. By creating our own permitting process, Elmore will be able to keep the regulations local.

The hearing was opened to the floor for questions and comments, as follows:

- Question re: 250-foot setback with regard to cutting trees, landscape, etc. Whit explained lot-size/coverage/state requirements/permitting process. It was pointed out that it is better to have the zoning regulations at the local level.
- A suggestion to grade the Camp Road TOWARDS Route 12, for runoff, rather than 'crowning' it.
- The biggest polluter is the state of Vermont (Route 12 and Elmore Mountain runoff.)
- Do ChemLawn trucks use toxic chemicals when treating homeowners' lawns? Those chemicals would run off into the lake.
- Current state law is to 'crown' the roads
- Many property owners have culverts that run into the lake.
- Road-fill could/should be riprap, rather than dirt, which runs off.
- The lake has filled in six (6) feet in the past 40-year period.
- The lake has measured at seventeen (17) feet in depth in the center.
- The state has banned un-natural rock formation on the shoreline (not retaining walls). Rocks and stone walls would be a good way to prevent erosion. Taylar explained that the description of a "retaining wall" is to hold back a structure.
- It was clarified that changes inside and outside the 100-foot-setback require a zoning permit.

The hearing closed at 7:00 p.m., with the commission members discussing those comments made during the hearing. The EPC thanks those residents who attended the hearing.

The next EPC meeting will be on February 25, 2015 at 6:00 p.m. at the TCO.