

Elmore Planning Commission Meeting

Meeting Date: April 25, 2012

Meeting Commencement Time: 6:25 pm

Meeting Participants: Steffany Mosley, Sue Cano, Shelia Rysz

Guests: Steve Munroe

Agenda Items:

Minutes Approval of March 2012

- Item #1: Town Plan revisions
- Item #2: Junk Ordinance Revisions to Draft
- Item #3: Attribute List for Elmore
- Item# 4: Review Mail

Approval of Minutes:

Motion by Sheila to accept the minutes, Steffany second by . All in favor

Meeting Minutes:

Item #1 : Town plan revisions

A map and lengthy discussion regarding wind towers and energy took most of the meeting time. The EPC needs to develop language for the Town Plan to guide decisions on this topic. We learned the Public Service Board is not bound by the language in the Town Plan when it comes to energy development. The Town Plan is considered advisory in this case. The Public Service board is not bound by the Town Plan. It will however, guide Act 250 permitting.

Draft Purpose: The EPC supports small scale wind energy systems that are safe, effective and efficient that benefit individual property owners directly. The EPC does not support large scale commercial wind energy development.

Further discussion regarding wind energy was tabled until the next meeting. The Natural Resources chapter of the Town Plan was reviewed and edited. Steve will provide us with the changes for finalization next month.

Action:

May agenda revisit the purpose statement on wind energy development.
Develop definitions needed for the purpose.
Review the cell tower language.
Prepare for Chapter 4 discussion next month

Item #2: Junk Ordinance Revisions to Draft

Suggested changes from the Select Board were reviewed. Article III, section b It was determined the process for application should be accompanied by the conditional use approval and the zoning permit from the Developmental Review Board. The zoning administrator can't be involved because conditional use decisions are the responsibility of the Developmental Review Board.

Statute provides guidance for the effective date when new regulations are implemented. This is 45 days. With the warning a land owner may receive that would be a total of 75 days from adoption to the first financial penalty if one was necessary.

The Select Board is the entity who will be responsible for taking action if a junk issue needs to be addressed regarding removal. Therefore the EPC feels the Select Board should set the process for who pays for removal of junk.

The EPC is ready to meet with the Select Board regarding the Junk Ordinance in July.

Action:

Steve will check the statute for the adoption timeline and get back to us. Sheila will convey the changes to Bob B. and Whit H. with the request that the Select Board put the one remaining question about who pays for the junk removal on their agenda. Hopefully it will be resolved before our meeting with them in July so that the ordinance can be finalized and the adoption process mapped out.

Item#3: Attribute Statement

The EPC discussed the attribute provided to the Select Board and Steve Munroe. It was found to be consistent with the current Elmore Town Plan and "DRAFT" new language in Town Plan Revisions under development.

Therefore, we will use the suggested language. Steve confirmed it was appropriate to do so based on our existing documents.

Action:

Sue will convey this to Bob B. and Whit H.

Item #4: Review the Mail

Topics for Next Agenda:

Town Plan Revisions - Finalize Natural and Scenic Resources, Begin Transportation Chapter

Next Meeting: Date: May 23, 2012 Time: 6pm

Meeting Adjourned: Motion: Steffany Second: Sue Time: 9pm