

# Elmore Planning Commission Meeting

Date: May 7, 2024 at 5:30 pm

Location: Meeting to be held at the Town Office as well as zoom

Join Zoom Meeting:

<https://us06web.zoom.us/j/6770906765?pwd=Q0k2VkJ2MlhwNUU5Ym1SS3Blc3hxdz09>

Meeting ID: 677 090 6765 Passcode: 8888 | Phone: +16465588656

## Agenda

- Review additions or deletions to the agenda and review/approve previous meeting's minutes.
- Conflict of Interest review for agenda items.

### New Business:

Public Hearing to discuss amendments to the Elmore Zoning and Subdivision Bylaws.  
See notice below.

Recommendations to the Select Board for the appointment of EPC members. Executive session planned - The appointment, employment, or evaluation of a public officer or employee. 1 V.S.A. § 313(a)(3).

Elmore Town Plan update schedule

### Ongoing Business time permitting:

2025 Zoning Bylaw Updates

Review recommendations from Don Valentine

Walking path around the lake

Update on conversation with primary land owner

Welcome Packet

Review draft

Town Garage Property

Review draft

**WARNING**  
**NOTICE OF PUBLIC HEARING**  
**To Adopt the Proposed Amendments to**  
**Elmore Unified Zoning and Subdivision Bylaws**

The Elmore Planning Commission hereby provides notice of a public hearing to be held in accordance with 24 V.S.A. §§ 4384(d) and 4444 (Public Hearing Notice) for the purpose of hearing public comments concerning proposed amendments to Elmore Unified Zoning and Subdivision Bylaws (EUZSB) as last amended in February 2020.

**Date: May 7, 2024**

**Time: 5:30 P.M.**

**Place: Elmore Town Clerk's Office**

The Elmore Planning Commission will present the proposed revisions and take questions and comments from the public.

The purpose of these amendments is to address specific issues regarding the placement of driveways and the layout of shared rights of way and correcting the language regarding accessory structures in the Forest Reserve District.

Full text of changes:

Add: Section 3.1 In all districts, the minimum setback for any new road or driveway shall be twenty (20) feet from the closest adjacent property boundary.

Add: Section 3.1 A road or driveway serving multiple lots shall be designed to minimize the shared portion.

Amend: Table 2.4 (1) **Residential Uses**

**A.** To maintain traditional land uses in the Forest Reserve District, single family dwellings and accessory structures to single family dwellings are ~~only permitted below~~ prohibited above an elevation of 1,500 feet mean sea level.

- ~~B. The DRB may only allow the placement of a single family dwelling and/or accessory structures above between 1,200 feet and 1,500 feet mean sea level, providing the following:~~
- ~~a. The dwelling is located on a lot created prior to January 1, 2000;~~
  - ~~b. Site development, excluding forest management activities, associated with the placement of a house-site (e.g. driveway construction, site-grading) has occurred prior to January 1, 2000;~~
  - ~~e. Proposed development, including the house site location, does not exceed an elevation of 1,500' MSL; and,~~
  - ~~d. All proposed development and site improvements comply with all other standards of this section and Vermont ANR and Federal Regulations.~~

~~C. The DRB may only allow the placement of accessory structures to single family dwellings between 1,200 feet and 1,500 feet mean sea level, provided all proposed development and site improvements comply with all other standards of this section and Vermont ANR and Federal Regulations.~~

The full text of the EUZSB as well as the report to DHCD and LCPC can be found on the town website [www.elmorevt.org](http://www.elmorevt.org). For further information feel free to contact Kate Sprague at [ksprague@elmorevt.org](mailto:ksprague@elmorevt.org)