

MEETING OF THE ELMORE PLANING COMMISSION

TOWN OF ELMORE, VT

Meeting Date: Thursday, February 19, 2026 at 5:30 pm

At Elmore Town Offices, 1175 VT-12, Elmore, VT

Agenda Status: **Draft**

Planning Commission Members: Dawn Angney-Kress, Nancy Davis,

Michelle Greeson, Bruce Olsson, Shorty Towne

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CALL TO ORDER est. 5:30 pm:

Review additions or deletions to the agenda

Conflict of Interest review for agenda items

Vote for approval of previous meeting's minutes - January 15, 2026

Review of Chapter 12 - Implementation

Review entire Town Plan ("clean copy" - all revisions included)

Review education chapter and new enrollment data

Discussion of date for public hearing

Forestland

Goals — Retain, conserve, and protect existing forests; improve forest ecology; maintain and support low-impact public and private recreational land use; protect endangered species.

Recommendations:

- **Continue monitoring** the spread and impact of invasive species
- **Maintain existing regulations** limiting development in higher elevations and prohibiting it above 1,200 ft.
- **Explore options** for funding future conservation projects and investigate state grant matching opportunities.
- **Distribute information** about Vermont Land Trust and other conservation options to owners of large productive forestland tracts
- **Talk to land trusts** about parcels suitable for town forest/use

Water Resources

Goals — Control the spread of invasive aquatic plants/animals in Lake Elmore and other waters; support continued protection of the lakeside zone (first 100 ft from shore).

Recommendations:

- **Continue working with the State** for funding of the Greeter program and milfoil removal at Lake Elmore
- **Continue to support** the Lake Elmore Association in controlling invasive species (e.g., Eurasian Milfoil) — share info and concerns annually
- **Continue monitoring** invasive species spread and impact.
- **Seek grants** to maintain discounted beach access for town residents

Agriculture

Goals — Improve and expand use of existing agricultural lands.

Recommendations:

- **Explore zoning/subdivision tools** to help maintain large blocks of working agricultural/forest land while allowing smaller lots in suitable areas
- **Examine subdivision regulations** to ensure they support goals
- **Consider adding Conservation Subdivision language** to bylaws to encourage natural resource protection via Planned Unit Developments
- **Distribute information** about Vermont Land Trust and conservation options to owners of large productive farmland tracts.

Commercial / Industrial

Goals — Encourage commercial development in areas where the town economically and environmentally can afford it (e.g., access to class 1, 2,3, roads, have power, suitable soils, does not have excessive slopes); encourage commercial/industrial development which will maintain the rural character of Elmore.

Recommendations

Review existing zoning bylaws to ensure they support goals and propose revisions if needed

Floodplains, Wetlands, and Flood Resilience

Goals — Protect the safety of residents from flood/erosion hazards; maintain water quality and protection of habitat.

Recommendations

- **Revisit and update** Flood Hazard Area bylaws/regulations to reflect latest NFIP standards and Act 121 changes
- **Continue updating/maintaining** the Elmore Road Erosion Inventory (REI) and implement priority projects for Municipal Roads General Permit compliance.
- **Continue updating** the Town Culvert Inventory and upgrade/resize culverts when funding allows
- **Regrade low drainage areas** & upsize culverts on Elmore Mountain Road.
- **Seek funding** to purchase a generator for one town emergency shelter (Town Garage).
- **Continue engaging** in County/State emergency preparedness activities.

Transportation

Goals — To support a transportation network that is efficient, safe, resilient, and well maintained for all forms of transportation and is accessible to people of all abilities; work toward a transportation network that does not adversely affect water quality and limits habitat fragmentation; encourage a reduction of energy used in transportation.

Recommendations

- **Continue applying** for grants to reduce taxpayer costs for MRGP compliance.
- **Increase awareness** of RCT's Micro Transit Service and any other available public providers in the area.
- **Support creation** of a Community Carpool forum via town website and Front Porch Forum (e.g., for routes to hospital, Stowe, Montpelier).
- **Work with LCPC** to identify potential transit stops or park-and-ride lots (with shelters if feasible).
- **Contact VT DOT** to consider extending 35 mph speed limit to southern end of Camp Road.
- **Research feasibility** of rideshare, bus, or mass transit options.

Utilities and Facilities

Goals — To provide adequate public facilities and services are available to protect and enhance the lives of residents and visitors of Elmore.

Recommendations

- **Continue maintaining** a plan and capital budget for public property/equipment.
- **Develop a 5-year capital budget plan** for preservation
- **Meet annually** with Lake Elmore Association to share information/concerns.
- **Monitor need** for increased local police protection.

Historical & Archaeological Resources

Goals — Continue to record, identify, and preserve Elmore's heritage (history, archaeological records and resources and structures/districts of historical value) for the enjoyment of current and future generations; reinstate Historical Society.

Recommendations

- **Continue recognizing** historic significance of Elmore Village District and archaeological sites in zoning bylaws
- **Update the Elmore Historical Society website**
- **Reinstate the Elmore Historical Society** (or alternative group) with new community members.

Education

Goals — Continue Elmore's history of providing high-quality education to all children without undue taxpayer burden; maintain a strong and active school board with community input.

Recommendations

- **School Board should continue monitoring** student needs and effective ways to meet them for quality education.

Economic Development

Goals — Explore options in renewable energy, small business, agricultural opportunities; encourage growth and economic development that attracts and welcomes visitors/new residents/businesses with opportunities while preserving rural character.

Recommendations

- **Encourage development** of new small/home-based businesses.
- **Maintain Village Center Designation** status.
- **Promote community events** in Elmore Village Center and support Elmore Community Trust efforts.
- **Support education/training/events** around agriculture and forestry.
- **Discuss building** mountain bike trails connecting to Stowe network or dirt bike trail/park linking to nearby towns.

Energy

Goals — Support alternative fuels/EVs; expand EV infrastructure; reduce transport energy; promote efficiency/renewables.

Recommendations

- **Incorporate DarkSky** outdoor lighting requirements into zoning bylaws (s
- **Encourage creation** of an Elmore Energy Committee.
- **Provide information** on energy-efficient building design/siting with permits
- **Encourage use** of energy-efficient heating in new construction (info at Town Clerk's Office/website).
- **Promote programs** for low-income weatherization/financial assistance.
- **Promote responsible logging** practices to protect forest health.
- **Support Morrisville Water and Light** outreach on energy storage feasibility.
- **Use town website** as community forum/info resource for energy topics.
- **Organize community workshops** and distribute info on weatherization/efficiency incentives.
- **Encourage installation** of electric charging station(s) in village and/or at state park.

Housing

Goals — Encourage the planning of housing that preserves rural character of Elmore, conserves energy, minimizes impacts, delivers services efficiently, and accommodates diverse needs/incomes.

Recommendations

- **Update zoning bylaws** to comply with Act 47 (Home Act), address short-term rentals, and handle abandoned structures.
- **Monitor development trends** and upcoming Census data in town/ neighboring areas.
- **Work to promote HomeSharing** options among residents.
- **Promote Planned Unit Developments** (PUDs) to cluster development on least-sensitive areas.
- **Consider mechanisms** for transfers of development rights from sensitive to suitable areas.
- **Work with Lamoille Housing Partnership** to ensure affordable housing for working residents

Health and Wellness

Goals — Support a community vision for health/wellness; Support health equity planning in Elmore.

Recommendations

- **Promote community events** to support social wellbeing/connections.
- **Increase community awareness** of local health/mental health/substance services (via website, newsletter, social media; promote 2-1-1 and Lamoille FindHelp)
- **Obtain community input** on improvements/opportunities (e.g., walk audits, surveys, events, studies).
- **Explore recreational facilities/opportunities** for all users (focus on handicapped, youth, elders, low-income, diverse groups).
- **Consider opportunities** for community garden space.
- **Promote the Elmore Welcome Packet** (host on website, post flyers at town facilities).

ELMORE TOWN PLAN

2026-2034



Photo Credit: Elmore State Park, VT

Town Plan Adopted and Effective Date:

The 2026-2034 Elmore Town Plan was drafted by the Elmore Planning Commission with technical assistance from the Lamoille County Planning Commission.

Table of Contents

CHAPTER 1: Introduction and Community Profile	6
CHAPTER 2: Land Use Plan	10
Goals:	16
Objectives:	16
Policies:	16
Recommendations:	16
Water Resources	17
Goals:	17
Recommendations:	17
• Continue to work with the state for funding of the Greeter program and milfoil removal programs at Lake Elmore.	17
• Continue to monitor the spread and impact of invasive species.	17
Agriculture	17
Goals:	17
• To improve and expand the use of existing agricultural lands.	17
Objectives:	17
• To maintain agriculture and farming by protecting incompatible uses that conflict with agricultural efforts and by making farming as economically viable as possible.	17
Policies:	17
Recommendations:	17
Residences	17
Goals:	17
Objectives:	17
Policies:	17
Recommendation:	18
Commercial	18
Goals:	18
Objectives:	18
Policies:	18
Recommendation:	18
Policies:	18
Recommendations:	19
Floodplains and Wetlands	19
Goals:	19
Objectives:	19
Policies:	19
Recommendations:	19
Insert Land Use/ Elmore zoning map here	20

Insert land use and forest blocks map	21
Insert Water Resources Map here	22
Insert Ag soils map here.....	23
CHAPTER 3: Transportation Plan	23
Goals:	28
Policies:	29
Objectives:	29
Recommendations:.....	29
See Energy Plan for additional Transportation Objectives and Recommendations.	29
Insert Transportation map here	30
CHAPTER 4: Utility and Facility Plan	31
Goals:	36
Objectives:	36
Policies:	36
Recommendations:.....	37
Insert Community Facilities Map here	38
CHAPTER 5: Historical & Archaeological Resources	38
Goals:	40
Objectives:	40
Policies:	40
Recommendations:.....	40
Insert Historic Districts map here	41
CHAPTER 6: Education	42
Goals:	43
Policies:	43
Recommendations:.....	43
CHAPTER 7: Economic Development	44
Goals:	47
Objectives:	47
Policies:	47
Recommendations:.....	47
CHAPTER 8: Energy.....	48
Goals:	64
Objectives:	65
Policies:	65
Recommendations:.....	65
Insert Hydro Map on this page	67
Insert Wind map here	68
Insert wind targets map here.....	69
Insert solar map here	70
Insert solar targets map here	71
Insert municipal considerations map here.....	72

CHAPTER 9: Housing	72
Housing for All Ages	75
Seasonal Homes and Short Term Rentals.....	75
Long-Term Rent in Elmore.....	76
Goals:	77
Objectives:.....	77
Policies:	78
Recommendations:.....	78
CHAPTER 10: Statement of Regional Impact.....	79
How the Elmore Town Plan Relates to Adjacent Municipalities and the Regional Plan	79
Goals Objectives, Policies and Recommendations.....	85
Goals:	85
• Reduce and avoid long-term vulnerabilities identified in Elmore's Local Hazard Mitigation Plan.	85
• Continue to engage in ongoing County and State emergency preparedness activities.....	85
• Continue to invest in flood mitigation projects.	85
Objectives:	85
• To reduce future flooding and erosion impacts on Elmore's public infrastructure, transportation network, and structures in flood prone areas.....	85
Policies:.....	85
• Existing floodplain encroachments caused by the transportation network should be mitigated whenever possible. This may involve upsizing bridges and culverts and/or restoring floodplain areas disturbed by past infrastructure investments.	85
• Upland forests should be maintained and managed to attenuate floodwaters.	85
Recommendations:	85
• Seek funding to purchase generator for one town emergency shelter (Town Garage).....	85
• Regrade low drainage areas & upsize culverts on Elmore Mountain Road.	85
• Revisit and update Elmore Flood Hazard Area bylaws and Flood Hazard Regulations as needed to reflect the latest NFIP standards and floodplain permitting administrative changes per Act 121.	85
• Continue to update and maintain the Elmore Road Erosion Inventory (REI) and implement priority projects to meet the Municipal Roads General Permit standards.....	85
• Continue to update the Elmore Town Culvert Inventory and upgrade/upsized culverts as appropriate when funding is available.....	85
CHAPTER 12: Health and Wellness	86
CHAPTER 13: Implementation Plan	90
The following list of goals which have been taken from all of the different chapters of this plan are designed to guide growth in the Town of Elmore in a manner which will achieve its overarching goals and community vision statement listed in Chapter 1 of this plan. These goals	

address strategies to maintain and protect the town's rural character, scenic beauty, historic resources, productive working landscapes, and the quality of natural habitats and water resources. Greater details of the goals and recommendations are provided within each individual chapter. The Elmore Planning Commission will revisit the Town Plan recommendations annually (see matrix at end of this chapter) and prioritize key recommendations to implement. The Town of Elmore will explore various funding opportunities and planning tools including zoning bylaws revisions as applicable to implement key recommendations in the Elmore Town Plan. A general list of potential grant funding sources to implement Town Plan recommendations are listed at the end of this chapter.....91

- Reduce and avoid long-term vulnerabilities identified in Elmore's Local Hazard Mitigation Plan.93
- Continue to engage in ongoing County and State emergency preparedness activities.93
- Continue to invest in flood mitigation projects such as upsizing culverts and bridges and restoring local floodplains and wetlands.93

Appendix #198

Natural Resources	98
Earth Resources:	98
Interior Forest Blocks	102
Description	102
Connectivity Blocks Description	103
For more information on Interior Forest and Connectivity Blocks visit	104
Alternative Transportation Programs and Resources	105
MGRP Requirements for Existing Roads	106
Culverts and bridges:	107
Requirements for New Projects	107
1. Assemble and Review Existing Data	107
2. Field Mapping and Data Collection	107
3. Erosion Area Assessment & Design	107
4. GIS Database Development	108
5. Summary Report	108
6. Presentation of Results	108

What is a Town Plan?

The Elmore Planning Commission has prepared the following plan after consultation with residents, visitors, other boards and anyone else who had an interest in the future of community. The Planning Commission is authorized by the Vermont Municipal and Regional Planning and Development Act (24 V.S.A. Chapter 117, §4381), hereinafter referred to as “Chapter 117,” to draft this plan and has followed all requirements in its preparation and adoption.

Vermont municipalities are authorized to create town plans under 23 VSA §4381. Statute requires that the plan address a minimum of twelve subject areas, but does not mandate specific goals or policies beyond cited statewide planning goals. The required components of a Town Plan include:

1. A statement of objectives, policies, and programs of the municipality to help guide the future growth and development of land, public services and facilities, and to protect the environment.
2. A land use plan and map.
3. A transportation plan and map.
4. A utilities and public facilities plan and map.
5. A statement of the municipality’s policies and the preservation of rare and irreplaceable natural areas, and scenic and historic resources.
6. An educational facilities plan and map.
7. A statement of how the plan relates to adjacent municipalities’ plans and the regional plan.
8. An energy plan, including policies and programs to implement those policies.
9. A housing element, including a recommended program for addressing low and moderate income persons’ needs as identified in Regional Plan.
10. An economic development element that describes present economic conditions and the location, type and scale of desired economic development and identified policies, projects and programs to foster economic growth.
11. A flood resilience plan and map that identifies flood hazard and fluvial erosion hazard areas and designates those areas to be protected. Also recommendations for policies and strategies to protect these areas and mitigate risks to public safety, critical infrastructure, historic structures and municipal investments.
12. A recommended program for implementing the plan’s objectives.

How is a Town Plan Useful to Elmore Residents

Although towns are not required to adopt town plans, a Town Plan can be beneficial in many ways, including potential uses such as:

- A basis for community programs and policies. The plan can serve as a guide for capital budgeting and other community initiatives such as recreation planning, housing, energy initiatives, and land management.
- Record and analyze what is known about the community and local resources as well also what is not yet known. Therefore, plans may recommend further studies to develop a course of action for specific needs.
- To fulfill an eligibility requirement for state and federal grants. Most statewide low interest loan programs and grants requires that municipalities adopt and maintain and Town Plan, Grants might help to procure funds for planning, infrastructure, community and recreational development and historic preservation projects. The adoption of a Town Plan generally strengthens the competitiveness of any grant application.
- A standard for review at the state and regional levels. State and Land use regulations identify Town Plans as a standard in the review of Act 250, section 248. Town Plans are also important to the development of Regional Plans and inter-municipal programs. Finally, state proposals, including the purchase of state land for parks, conservation and recreation, are also required to comply with Town Plans.
- A basis for regulatory implementation. The Town Plan can also serve as the foundation for future development bylaws and other local ordinances.
- The Town Plan is a valuable source of information for residents, businesses (both current and prospective) and neighboring communities.

CHAPTER 1: Introduction and Community Profile

Over the years, the town of Elmore has grown and changed from an agricultural and forestry community with a few small village centers, to a growing recreation community centered around Lake Elmore. Today, residents generally work in other towns but live in Elmore to enjoy the rural lifestyle close to recreational amenities. Protecting and maintaining the character and charm of Elmore while encouraging the building of modern, energy efficient and environmentally sound infrastructure is important to the future of the town. This has presented challenges in recent decades, as Elmore's population has more than tripled within the last fifty years. According to the U.S. Census, The Town of Elmore's population more than doubled between 1970 and 1990 and grew from 855 to 886 from 2010 to 2020. The table below shows percent population change from 2010 to 2020.

Net and Percent Population Change in Elmore, Lamoille County, the State of Vermont, and Neighboring Towns, 2010 to 2020.			
Year	2010	2020	Percent Change from 2010-2020
Vermont	625,741	643,077	2.8%
Lamoille County	24,475	25,945	6.0%
Hardwick	3,010	2,920	-2.9%
Elmore	855	886	0%
Morristown	5,227	5,434	4%
Stowe	4,314	5,223	21%
Wolcott	1,676	1,670	-0.36%
Calais	1,607	1,661	3.36%
Woodbury	906	928	2.4%
Worcester	998	964	-3.5%
U.S. Census and American Community Survey			

Statement of Objectives

The purpose of this Town Plan is to provide guidelines for future growth, development and the preservation of town resources (public land, facilities and services) and natural areas. To this end, the objectives of the plan (listed in no particular order of prioritization) are:

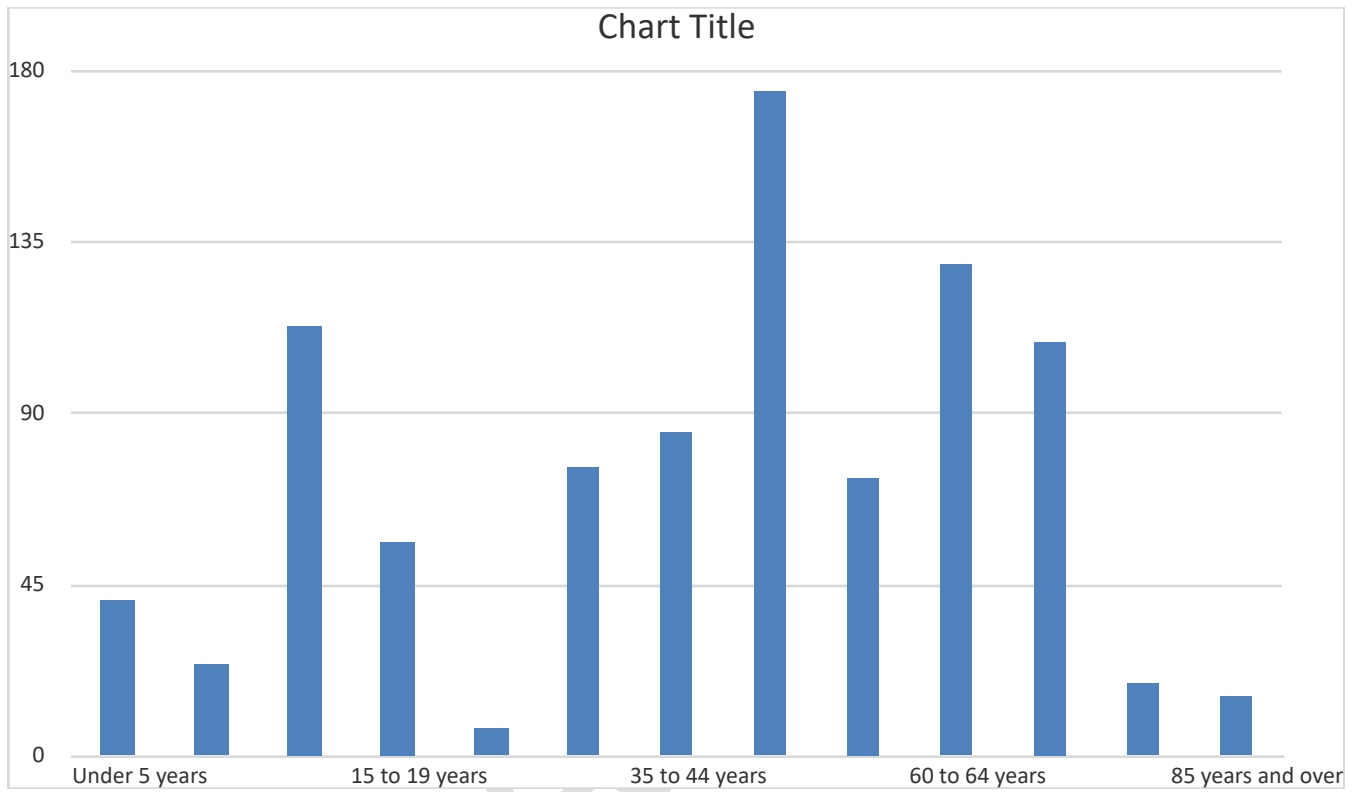
- To protect the rural and scenic character of Elmore, including the historic lakeside village, forested hills, agricultural fields and wildlife habitats.
- To encourage agricultural and forest-based land uses.
- To provide a healthy and scenic environment for recreation.
- To protect unique and fragile areas, including but not limited to higher elevations, steep slopes, wetlands and flood hazard areas, shorelands, unfragmented forest blocks, and other critical wildlife habitat.
- To protect and improve air quality.
- To protect the ecology of Elmore's lakes, ponds and wetlands.
- To identify and preserve historical resources including the last one room schoolhouse in VT.
- To ensure all children living in Elmore have access to high quality education.
- To provide residents with services that promote safety and well-being.
- To establish a plan for managed growth of the town in all areas, and under such conditions, that demand for increased services will not significantly affect the tax burden for residents.

Community Profile

Elmore is a predominantly rural and heavily forested town located in southeastern Lamoille County with an area of 39.15 sq. mi. The town's defining features are Elmore Mountain (2,608 ft.), Lake Elmore (219 acres) and the adjacent village center. There are also several remote ponds as well as large tracts of wilderness, open fields and the Worcester Range of the Green Mountains. The State of Vermont operates a state park with camping facilities, a beach, and hiking trails at the north end of the lake. These natural features and the tourism, recreation and quality of life they provide are very important to the Town and its citizens (see Appendix #1 for a list of Elmore's natural resources).

Elmore experienced significant population growth in the later half of the 20th century starting with a low of 237 in 1960 and ending with 849 in 2000. The population growth leveled off from 2000-2010 growing to 855. Elmore saw a 3.6% growth in population from 2010-2020 when the population grew from 855 to 886 (U.S. Census data). See table above for a history of Elmore's population growth.

Elmore Population Growth by Age Based on the 2020 Census



Source: 2020: Census Data

CHAPTER 2: Land Use Plan

Zoning Districts

Zoning and Subdivision Regulations are unique to each of the 8 Districts within the town of Elmore. These are controlled by the Elmore Zoning and Subdivision bylaws. Zoning bylaws can be amended by the Town at any time in accordance with Vermont Title 24, Chapter 117, Subchapter 7. A copy of the Zoning and Subdivision bylaws can be viewed on the Town of Elmore website at: <https://elmorevt.org/town/zoning/>. To learn more about the process of obtaining permits for proposed development in Elmore visit the Elmore Zoning page or contact the Town Zoning Administrator. Elmore zoning information is available at: <https://elmorevt.org/town/zoning/>. The Town of Elmore is divided into the following Zoning Districts, each with a distinct set of Dimensional and Development standards:

- [Village District](#)
- [Rural-East District](#)
- [Rural-West District](#)
- [Forest Reserve District](#)
- [Undeveloped Shoreland District](#)
- [Developed Shoreland District](#)
- [Flood Hazard Area Overlay District](#)
- [Remote Area Overlay District](#)

A brief description of the Elmore Zoning districts as noted in the 2020 Elmore Zoning and Subdivision Bylaws are referenced below. The Zoning Districts map can be viewed at the end of this chapter.

Village District (VLG): The Village District shall include all lands within and adjacent to the historic Elmore Village depicted as “Village District” on the official zoning map.

Rural East District (RE): The Rural District shall include all lands outside of the Village and Forest Reserve Districts lying to the east of the height of land of the Worcester Mountain Range, as depicted on the official zoning map.

Rural West District (RW): The Rural District shall include all lands outside of the Village and Forest Reserve Districts lying to the west of the height of land of the Worcester Mountain Range and below 1200 feet mean seal level (MSL), as depicted on the official zoning map.

Forest Reserve District (FR): The Forest Reserve District shall include all lands at and above an elevation of 1,200 feet mean sea level (MSL) in the Worcester Mountain Range, as depicted on the official zoning map.

Undeveloped Shoreland District (USHR): The Undeveloped Shoreland District shall include all lands which are located within 500 feet of the shorelines of Little Elmore Pond, Little Pond, and Hardwood Pond, as measured perpendicularly inland from the mean water level elevation and depicted on the official zoning map.

Developed Shoreland District (DSHR): The Developed Shoreland District shall include all lands which are located within 500 feet of the shorelines of Lake Elmore as measured perpendicularly inland from the mean water level elevation, as depicted on the official zoning map.

Flood Hazard Area Overlay (FLD): The Flood Hazard Area Overlay shall include:

a. The Special Flood Hazard Area in and on the most current flood insurance studies and maps published by the Department of Homeland Security, Federal Emergency Management Agency, National Flood Insurance Program, as provided by the Secretary of the Agency of Natural Resources pursuant to 10 V.S.A. Chapter 32 § 753, which are hereby adopted by reference and declared to be part of these regulations;

b. The River Corridors as published by the Vermont Agency of Natural Resources including the Statewide River Corridors and refinements to that data based on field-based assessments which are hereby adopted by reference. Where River Corridors are not mapped, the standards in the Town of Elmore Flood Hazard Regulations, as most recently amendments, shall apply to the area measured as fifty (50) feet from the top of the stream bank or slope.

Remote Area Overlay (RAO): The Remote Area Overlay shall include all lands east of VT Route 12 and south of Lacasse Road, Symonds Mill Road, or Brown Hill Road (respectively) that are ¼ mile (1320 ft) or more from a State Highway or Class II or III Town Road.

Ecological Systems

Each of the following ecological systems are located within the Town of Elmore and can exist within multiple zoning districts.

Forestlands

The forests and lands of Elmore provide both recreational and economic benefits to the residents and visitors year-round as well as providing critical habitat for a diverse array of plants and animals. At this time, approximately 80% of Elmore's land is forest. Elmore's goal is to retain, conserve, and protect the existing forest; improve the ecology of the forest and minimize habitat fragmentation. At the same time the town of Elmore would like to identify areas appropriate to establish a town forest, maintain and support current low impact public and private recreational land use, establish parking access and trail heads for legal trails, establish new recreational trails and work towards establishing connecting trails for the current trail fragments located throughout the town of Elmore.

Recreational Benefits:

The recreational opportunities available in the town is one of the driving force for why the majority of people in Elmore spend time in the forestlands. These opportunities, just to name a few, include hiking trails, the extensive VAST (Vermont Association of Snowmobile Travelers) trail for snowmobiling, fishing, boating, swimming, as well as hunting in designated areas.

Economic Benefits:

Current Industries that benefit from Elmore forest resources include both manufactured and non-manufactured wood products, fire wood sales in accordance with state regulations, Christmas tree farms and maple syrup production. Current timber management should be continued where environmental factors such as steep slopes and wetlands are not adversely affected and where existing development is not

negatively impacted. For Example, parts of the Forest Reserve District and large portions of the Rural East district, especially in the southern part of town. Portions of Elmore Mountain located above 1,500 feet in the Forest Reserve District are inappropriate for timber harvest due to steep slopes susceptible to erosion.

Habitat benefits:

Forest animals as well as a variety of plant life reside in the forests of Elmore and require large, contiguous tracts of land for critical habitat needs. Currently, the endangered birds in the area include the Blackpoll Warblers, Swainson's Thrush and the Bicknell's Thrush. Also, in 2011 Lamoille County Forest Stewardship Plan identified the northwest wetlands surrounding Lake Elmore as designated rare plant communities.

Connectivity and Interior Forest Blocks:

The Vermont Agency of Natural Resources (ANR) identifies areas of the state that it considers highest priority Habitat Connectivity and Interior Forest Blocks, (see appendix #2 for descriptions) and much of Elmore's land falls into these categories, (see map 1). Elmore feels as though these areas have importance beyond their recreational and economic benefits. Elmore has worked to maintain interior forest blocks through the creation of the Rural Area Overlay (RAO) in its Zoning Bylaws and this trend of conservation should be continued in the future. The concept of forest connectivity should be looked at on both a local and regional level, and for this purpose Elmore's forestlands can be broken into five blocks (see map). Given Elmore's regulatory framework, growth will likely occur in forest blocks 1, 4 and 5 to varying degrees and less so in the others. From a regional forest connectivity perspective Block 4 should be given special consideration as it provides connectivity from Block 3 to the north across a section of Rt15 in Wolcott that is more rural. This area acts as an important local and regional connector between Elmore's southern and northern forestlands.

Forest Resource Challenges:

Development and unsustainable logging practices can dramatically change a forest and threaten the many benefits we currently enjoy. Efforts to reduce that economic incentive were made at the state level in 1977 when the state established the Use Value Appraisal/Current Use Program. This program aims to keep forests and farmlands in production by appraising these lands on the value of their current use (e.g. for agriculture or logging), not on their potential value if sold and developed. In turn, this reduces property tax on working landscapes. According to the Vermont Agency of Natural Resources Atlas, , in Elmore there are around 80 parcels enrolled in the Current Use Program. To view Current Use Parcels in Elmore, visit the ANR Atlas at: <https://anrmaps.vermont.gov/websites/anra5/>.

Forest Invasive species:

The Emerald Ash Borer is a threat to the Elmore forestlands. Not only is the Emerald Ash Borer already in the state of Vermont, and as of May 2018 the Emerald Ash Borer has been confirmed in East Montpelier, Montpelier, Middlesex, Berlin, Barre City, Barre Town, Orange, Groton, Plainfield, and other locations across Vermont. This area has a five-mile radius "High Risk" zone where there is anticipated infestation. The areas closest to Elmore with the most possible impact include but are not limited to Calais, Peacham, Worcester, Waterbury, and Duxbury. To learn more about these

recommendations that we encourage, to see a map indicating where EAB is known to occur in Vermont, and to report suspected invasive species, visit vtinvasives.org. All Vermonters are encouraged to familiarize themselves with the signs and symptoms of EAB and keep an eye out for the beetle. The Town of Elmore recognizes the spread of invasive species as a concern and supports managing them.

Water Resources

In addition to Lake Elmore, there are two large undeveloped ponds, several smaller ponds, many wetland areas, rivers, streams and other important water features located throughout the town.

Lakes & Ponds:

At an elevation of 1,139-feet, Lake Elmore is a 219 acre body of water that supports a variety of outdoor recreational activities, including boating, fishing and swimming. It also serves as a critical aquatic habitat and invaluable part of the town's natural ecosystem and cultural identity. Lake Elmore is a natural lake, with an artificially controlled surface elevation and maximum depth of 17-feet. The Morrisville Water and Light Department owns a dam at the northern end of the lake, and uses it as a water impoundment for its downstream dams. Under the Vermont Shoreline Protection Act, Elmore is one of four Vermont towns that has its own functionally equivalent shoreline standards and zoning. The lake supports four noteworthy plant species, including a threatened and a rare species of bur-reed and two rare aquatic buttercups.

Little Elmore Pond is a 20-acre lake in north-central Elmore, which can only be accessed by foot from a small wooded track, approximately three-quarters of a mile from the nearest road. It is a wilderness-like lake, which also supports a threatened bur-reed species and a rare water milfoil.

Hardwood Pond is among the highest elevation bodies of water in Lamoille County (1,568-feet). This 44-acre natural pond is also located in a remote section of town. Additionally, there are numerous other smaller ponds dotting the landscape in Elmore.

Lake Elmore is a natural lake and serves as an invaluable part of the town's cultural identity as the Beauty Spot of Vermont with Elmore Mountain rising in the background. Economic benefit is indirectly derived from visitors to Elmore and the Elmore State Park renting properties around the lake and buying goods from businesses within the town.

Undeveloped Shoreland District (USHR). The Undeveloped Shoreland District shall include all lands which are located within 500 feet of the shorelines of Little Elmore Pond, Little Pond, and Hardwood Pond, as measured perpendicularly inland from the mean water level elevation and depicted on the official zoning map. F. Developed Shoreland District (DSHR). The Developed Shoreland District shall include all lands which are located within 500 feet of the shorelines of Lake Elmore as measured perpendicularly inland from the mean water

level elevation, as depicted on the official zoning map.

Elmore's lakes and ponds serve as critical aquatic habitats for species of both plants and animals. Lake Elmore is home to yellow perch, northern pike, largemouth and smallmouth bass. Loons, mallard ducks and long-tail ducks are some of the water fowl. The lake supports four noteworthy plant species, including a threatened and a rare species of bur-reed and two rare aquatic buttercups. Little Lake Elmore also supports the threatened bur-reed species and a rare water milfoil.

Hardwood Pond and Little Elmore Pond are within the 1000 acre, mostly forested, conservation area. It is a part of the wildlife corridor that connects the Adirondacks to the Gaspé Peninsula in Quebec. Source: https://www.vtcng.com/news_and_citizen/news/local_news/1-000-acres-conserved-in-elmore/article_b4569e88-eb9-11e7-8b45-23f0ef1e67bb.html

Water quality challenges to lakes and ponds include, but are not limited to, stressors such as nutrient loading, storm runoff, erosion, lake shore encroachment, and failed septic systems.

Aquatic Invasive Species:

Eurasian Watermilfoil is an invasive nuisance aquatic plant that was first identified in Vermont waterways 1962 and now is present in at least 80 Vermont lakes including Lake Elmore. While Eurasian Milfoil cannot be completely eradicated, much work can be done to keep it under control. Eurasian Watermilfoil has no natural controls (insects, bacteria, fungi) to keep its growth in check. Milfoil stems can reach the surface in up to 20 feet of water, growing up from the lake bottom each year from a fibrous root system. Milfoil grows and spreads extremely quickly, forming dense surface mats. The presence of Eurasian Watermilfoil often brings a change in the natural lake environment. Over time, it outcompetes and suppresses the more beneficial native aquatic plants, severely reducing natural plant diversity within a lake. Since its growth is typically dense, milfoil weed beds are poor spawning areas for fish. Although many aquatic plants serve as valuable food sources for wildlife, waterfowl, fish, and insects, Eurasian Watermilfoil is rarely used for food. Dense surface mats of milfoil can also impede recreational activities like fishing, boating, kayaking, and swimming.

In 1981, the residents of Elmore became aware of the fact that Eurasian Watermilfoil (EWM) had been observed in the lake and the Lake Elmore Association was formed to combat this invasive species. Control of EWM has been undertaken since that time. Professional diving services are utilized for diver assisted suction harvesting, hand picking and redeployment / removal of bottom barriers if deemed necessary.

A greeter program was established in 2018 and has been in place since that time. Trained greeters are responsible for approaching and interacting with boaters, inspecting watercraft, identifying and handling suspicious specimens, decontamination of boats and collecting and reporting data to the DEC

Through the implementation of both the Greeter Program and Milfoil Removal Program it is anticipated that the ecological integrity of the Lake ecosystem will remain intact. Protection of the downstream watershed will also be maintained for both residents and the habitat by

protecting the flora and fauna of the Lake Champlain Basin.

Floodplains and Wetlands

Elmore's flood plains and wetlands help to absorb excess floodwater, serve as water pollution filters, prevent flood damage downstream, and are important wildlife habitats. In order to protect the safety of residents and the wetlands as well as maintain clean water supplies, Elmore has adopted Flood Hazard Area and River Corridor protection bylaws and provisions (See Map 4 for Flood Hazard Area and the River Corridor Overlay District). The Town of Elmore was proactive in adopting River Corridor protection in 2020 and combining the Flood Hazard Area and River Corridor Bylaws into the Town of Elmore unified Zoning and Subdivision bylaws. For information on mapped Wetlands visit the Vermont Wetlands Inventory Map at <https://anrmaps.vermont.gov/websites/WetlandProjects/default.html> or the Vermont Wetlands Screening Tool to identify if wetlands are likely present on site: <https://anrmaps.vermont.gov/websites/wetlandScreening/>.

Agriculture

Similar to sustainable forestry, Elmore would like to see sustainable farming and agriculture continue as a land use into the future. The town of Elmore benefits from prime agricultural lands and at this time Elmore has a number of working farms in the Rural East, Rural West and Village districts. Elmore views the preservation of its working agricultural lands as critically important, once developed these areas would likely never again be useful in the production of agricultural products. The importance of the local production of products such as firewood, and food is stated in Elmore's Energy Plan as a contributing factor in the reduction of Elmore's carbon footprint. Elmore encourages all types of farming, wherever appropriate, based on site conditions and when erosion measures are in place. (See Map 2 for agricultural soils)

Residences

Elmore has a variety of residence in the town. Mostly consisting of single-family homes and seasonal camps. The highest population densities are in the village and around the lake, as well as along Elmore Mountain Road. Current zoning bylaws limit future residential development in the Forest Reserve District, Flood Hazard Area Overlay District, Undeveloped Shoreland District, Remote Area Overlay District as well as on steep slopes and sensitive habitats as these areas are to be protected against the impact of erosion and flooding. Future residential development is encouraged where appropriate services can be safely delivered. (See Map 3 for local zoning boundaries)

Commercial

Small businesses are vital to creating a strong local economy. Elmore recognizes the importance of home businesses and occupations and would like to see these types of ventures continue into the future provided they do not conflict with neighboring existing uses. In general, businesses such as retail stores, restaurants, and professional offices, should be focused in the Village district, provided the uses are designed to be compatible with existing development with regard to building styles, materials, scale and orientation. At this time commercial uses in the Rural East and West Districts consist mainly of home-based businesses, agriculture and forestry-based businesses, and small-scale hospitality businesses such as bed and breakfasts.

Industrial

At this time it is unlikely that Elmore will attract any medium to heavy industry due to

a variety of development limitations the town currently faces. These limitations include 1) the lack of municipal, potable water supply, 2) the high expense of designing, installing and maintaining on-site sewage and wastewater systems, 3) a lack of high electrical power supplies and alternative sources of power, and 4) the remote location of Elmore.

Any industry located in this area would be part of the watershed of Lake Elmore and will be required to adhere to strict standards to maintain the integrity of the watershed. Any small-scale Cottage Industries operated by a homeowner and small employers are allowed subject to conditional use review in the Village, Rural-East, and Rural-West Districts. Larger, “rural industries” are conditional uses in the Rural-East and West Districts.

Goals Objectives, Policies and Recommendations

Goals:

To protect the rural character of Elmore, including the historic lakeside village, forested hills, agricultural fields and wildlife habitats.

Forestland

Goals:

- Retain, conserve, and protect the existing forest; improve the ecology of the forest.
- Maintain and support current low impact public and private recreational land use.

Objectives:

- Maintain forestry and forestland use by protecting incompatible uses from conflicting with forestry efforts, and by making forestry as economically viable as possible.

Policies:

- Elmore supports economic activity that strengthens the viability of forestry and related activities including value added manufacturing.
- Maintain large tracts of unfragmented forestland, especially at higher elevations in the Worcester range.
- Minimize habitat fragmentation and continue to provide a safe environment for our endangered species.

Recommendations:

- Reviewing existing zoning bylaws to determine whether they further the goal listed above and propose revisions if needed.
- Distribute information about the Vermont Land Trust and other land conservation options to landowners of large tracts of productive forestland in town.
- Maintain existing regulations that limit development in higher elevations and prohibit development above 1,200 in elevation.
- Explore options for funding future conservation projects in Elmore.

- Investigate grant matching opportunities from the state
- Talk to the land trust about pieces of land that could be used for town forest use.

Water Resources

Goals:

- To control the spread of invasive nuisance aquatic plants and animals in Lake Elmore and other bodies of water.

Recommendations:

- Continue to work with the state for funding of the Greeter program and milfoil removal programs at Lake Elmore.
- Continue to monitor the spread and impact of invasive species.

Agriculture

Goals:

- To improve and expand the use of existing agricultural lands.

Objectives:

- To maintain agriculture and farming by protecting incompatible uses that conflict with agricultural efforts and by making farming as economically viable as possible.

Policies:

- Elmore encourages diverse agricultural enterprises.

Recommendations:

- Review existing zoning and subdivision bylaws to determine whether they further the goal listed above and propose revisions if needed.
- Distribute information about the Vermont Land Trust and other land conservation options to landowners of large tracts of productive farmland in town.
- Explore zoning/subdivision tools that allow landowners to maintain large blocks of working agricultural and/or forest land while creating smaller building lots on the most appropriate areas of a property.

Residences

Goals:

- To encourage responsible residential development where appropriate.

Objectives:

- Ensure residential development is sited and constructed in a way that is safe and accessible while maximizing the conservation of useful and fragile natural resources.

Policies:

- Residential development is encouraged near access roads.
- Development is encouraged in the Village Center along Rte. 12 to increase activity near the town hub.
- Residential development should not occur in the flood hazard areas without strict compliance with the Flood Hazard Area Zoning bylaws.
- Residential development should not occur in the Forest District.

Recommendation:

- Examine whether subdivision regulations further the above goals.
- Consider adding Conservation Subdivision language to the bylaws to encourage conservation of natural resources while expanding the use of Planned Unit Developments (PUDs).

Commercial**Goals:**

- To encourage development in areas where the town economically and environmentally can afford it, (i.e. in areas which have access to Class 1, 2, and 3 roads, have power, have suitable soils, and do not have excessive slopes).
- To encourage commercial development which will maintain the rural character of Elmore.

Objectives:

- Elmore should have commercial development at a scale and location consistent with the neighborhood in which it is located.

Policies:

- Cottage industries are encouraged and supported provided they do not conflict with existing uses in the neighborhood.
- Commercial and retail development should have a low environmental impact.

Recommendation:

- Review existing zoning bylaws to determine whether they further the goal listed above and propose revisions if needed.

Industrial**Goals**

- To allow industrial development which preserves the environment and rural character of Elmore.

Objectives:

- To allow industrial development provided the use preserves the environment and rural character of Elmore.

Policies:

- Clean industries, especially those that add value to local resources are encouraged.

- Home industries are encouraged and supported provided they do not conflict with existing uses in the neighborhood.

Recommendations:

- Review existing zoning bylaws to determine whether they further the goal listed above and propose revisions if needed.

Floodplains and Wetlands**Goals:**

- To protect the safety of residents from flood and erosion hazards, and to maintain water quality.

Objectives:

- Development should be limited or prohibited from the flood hazard area to protect the health, safety, and welfare of the entire community.

Policies:

- Residential development should not occur in the flood hazard areas without strict compliance with the Flood Hazard Area Zoning bylaws.

Recommendations:

- Revise zoning permits to indicate responsibility of the applicant to obtain all necessary permits if wetlands are suspected on the development site.

Insert Land Use/ Elmore zoning map here

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Insert land use and forest blocks map

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Insert Water Resources Map here

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Insert Ag soils map here

CHAPTER 3: Transportation Plan

State Highways

Elmore is located along scenic Vermont Route 12, and only a short distance from Route 15 and Route 100. As the only numbered state highway in Elmore, Route 12 is

maintained by the Vermont Agency of Transportation (AOT) District #6, with a maintenance garage located in nearby Morrisville.

Town Highways & Bridges

In accordance with state statute, local roads in Elmore are classified according to their level of function and use:

- Class 1 Highway: Town-owned roads that are assigned a State Highway number (None in Elmore)
- Class 2 Highway: Town-owned roads that are actively maintained, but busier than class 3 and are given higher priority. (4.85 miles)
- Class 3 Highway: Town-owned roads that are actively maintained for use in all seasons and weather. (20.37 miles)
- Class 4 Highway: Town-owned roads that are not actively maintained by the town and may not be passable at all, or in certain weather or seasonal conditions. (12.78 miles)
- Legal Trails: A public Right-of-Way available for public use excluding vehicular traffic. (8.55 miles)

Road classifications in Elmore are evaluated by the Select board on an annual basis. The town owns and maintains two bridges. All other crossings in Elmore are served by culverts, ranging in size from 18 inches in diameter to 14-foot diameter.

All Town Highways, bridges and related infrastructure are maintained by the Elmore Highway Department, with a garage located at 2489 VT Route 12. A full-time Road Commissioner manages the highway department with oversight from the Select board. Of the Town's 33 miles of Town Highway, only approximately 0.75 miles are paved.

Elmore Pond RD	0.40
Beach RD	<u>0.35</u>
TOTAL PAVED	0.75 miles

(See Map at the end of this chapter for the location of state and local roads in Elmore.)

Town Highway Standards

Elmore follows Town Road and Bridge Standards as required by the state. These standards establish criteria which are to be followed when performing construction, repair and maintenance of Town Highways and applies to work performed by the Town and private enterprise. Compliance with these standards shall be met for any new road being conveyed to the Town. Elmore also has a Class 4 Highway and Trail Policy that was established in May of 2016.

Access Permits are required for all new and improved access onto Town Highways as outlined in Section 3.1 of the Zoning Bylaws.

Per the Town Road and Bridge Standards, Elmore requires a permit for new points of access that connect to town highways. Zoning bylaws have established regulations regarding access to lots, driveways, and parking and loading areas.

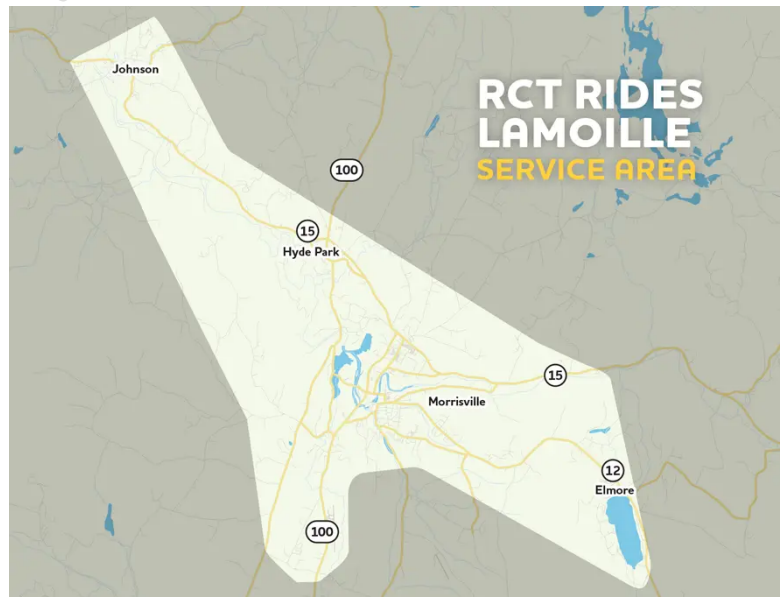
The town may assume ownership of a new road, at the discretion of the Select board.

Public Transit Providers

There are no public transit providers that directly serve Elmore; however, bus service is available through the Green Mountain Transit (GMT) in Morristown and Stowe. For more info visit www.ridegmt.com.

Microtransit

In FY23, Rural Community Transportation (RCT) implemented a Microtransit service called "The Hymor". Microtransit is the term used for publicly available transportation services that specialize in short and direct routes while serving a small number of riders at a time. Service is available in Morrisville, Hyde Park and Elmore to and from any address in the service area for any and all transportation needs. Riders can book a ride through the "RCT Microtransit" app or by calling RCT. Hours of operation are 7:30am to 5pm, Monday through Friday and 8am to 2pm Saturday. The Hymor's service area is shown above.



Airports Service

Broader nationwide and international flight are available at the nearby Burlington International Airport (BTV).

Rail Service

The nearest passenger rail service to Elmore is provided through AMTRAK, with nearby stations in Montpelier and Waterbury.

Alternative Transportation

Due to Elmore's rural character, the town has less capacity and demand for alternative transportation facilities, including parking facilities, bicycle paths and trails, among other amenities. Nonetheless, Elmore does seek to promote alternative modes of transportation that are feasible for residents to access. Currently, Elmore offers the following alternative transportation facilities:

- Park-and-ride facilities: The church parking lot and area around the historic Town Hall function as unofficial carpool lots.
- Air facilities: Seaplanes and other amphibian crafts use Lake Elmore.
- Pedestrian facilities: Picnic tables are located on the shore of the lake, next to the historic Town Hall.

For more information on state and local programs aimed at promoting alternative transportation see Appendix #3.

Transportation and Energy Planning

Currently Elmore has an Enhanced Energy Plan directed at helping the state reach its goal of using 90% renewable energy by 2050. Included in the plan are specific statistics on Elmore's transportation energy usage, as well as reduction targets and possible strategies for reaching them.

Transportation and Natural Resources

Transportation infrastructure can have a significant impact on natural resources. For example, runoff from improperly maintained roads and ditches can have negative impacts on water quality; constructing culverts wider than a stream's normal width can facilitate passage of certain species such as fisher and bobcat in addition to reducing downstream erosion. Issues like these can be addressed through proper maintenance and planning.

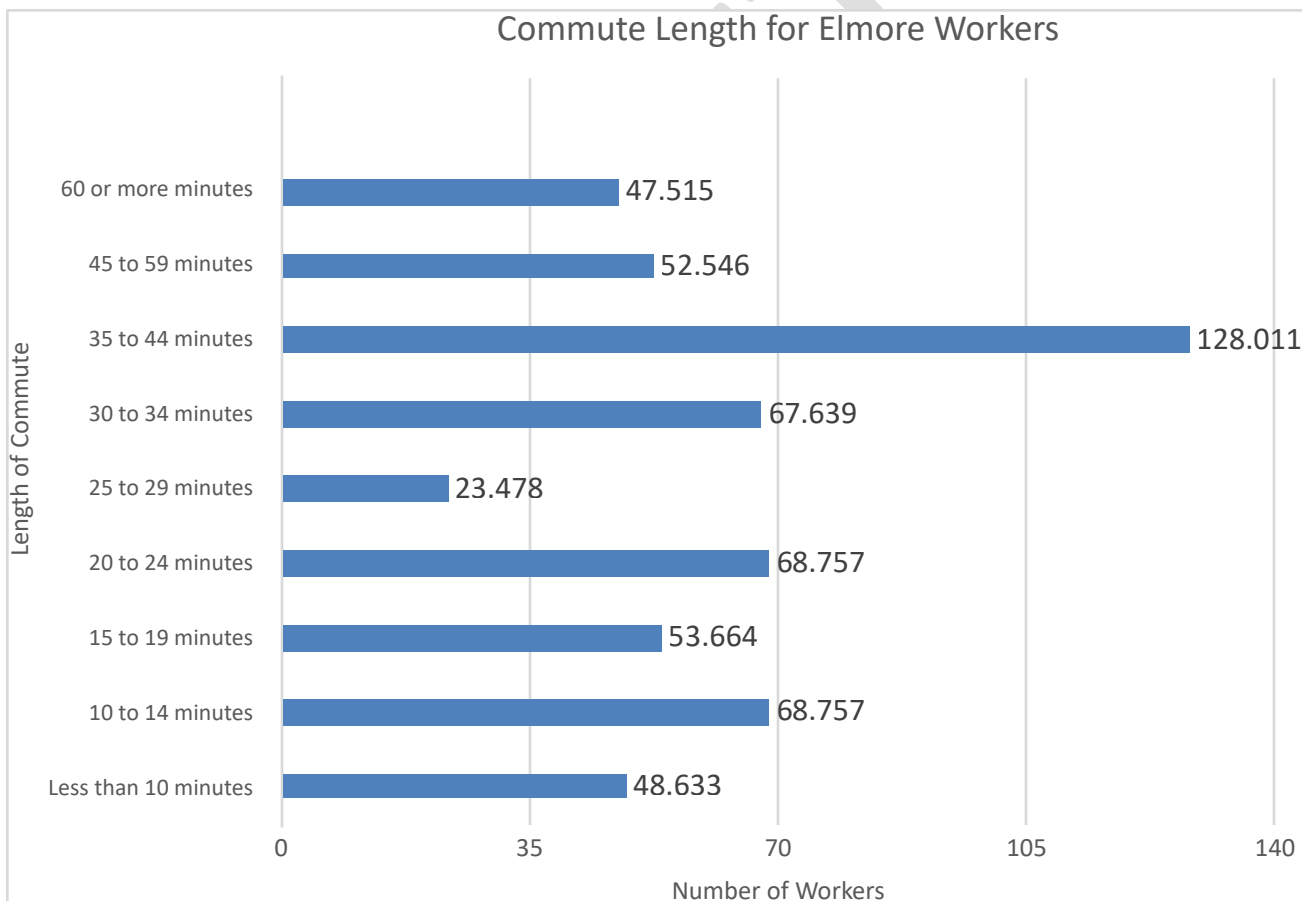
The Municipal Roads General Permit

The Municipal Roads General Permit (MRGP) is intended to achieve significant reductions in storm water-related erosion from municipal roads, both paved and unpaved. The Town of Elmore is required by the state to implement a customized, multi-year plan to stabilize their road drainage system. The plan will include bringing road drainage systems up to basic maintenance standards, and additional corrective measure to reduce erosion as necessary to meet a Total Maximum Daily Load (TMDL) or other water quality restoration effort. The permit is required by Act 64, the Vermont Clean Water Act, and the Lake Champlain Phase I TMDL. For more

information on the Municipal Roads General Permit visit: <https://dec.vermont.gov/watershed/stormwater/contacts/permit-information-applications-and-fees/municipal-roads-program>

The Town of Elmore will apply for permit coverage annually as required by the state, develop Road Stormwater Management Plans (Road SWMPs), conduct road erosion inventories for hydrologically-connected road segments (REIs) to determine baseline road conditions and road practice needs, develop Implementation Tables, and begin upgrading roads to the MRGP standards. The Town of Elmore will implement practice upgrades to meet new MRGP standards so that all hydrologically connected roads meet new standards as soon as possible, but no later than December 31, 2036. While many grant opportunities exist to implement the MRGP Standards, funding full compliance with the Permit is expected to have a significant impact on Elmore's budget.

Commuting Data

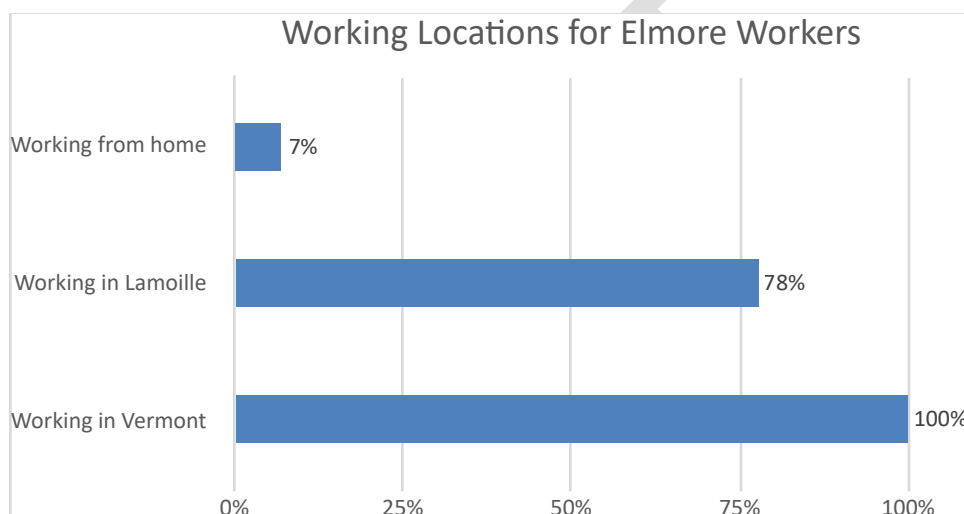


Source: American Community Survey, 2022

The graph above portrays the range of commuting distances for Elmore's workforce from 2022. The most common distance is overwhelmingly 35-44 minutes with the least common

range being 25-29. On the two extremes, 49 people had a commute of 10 minutes or less, and 48 people had a commute that lasted over an hour. For a comparison of average commute times between Elmore, Lamoille County, and the State of Vermont see the table below. The average commute time for Elmore residents is slightly higher than that of the County and State.

Average Time to Commute to Work (Minutes)	
Vermont	23.3
Lamoille County	26.4
Town of Elmore	29.2
American Community Survey, 2022	



Source: American Community Survey, 2022

The graph above depicts what percentage of Elmore's workforce works from home, in the county, and in the state. One hundred percent of respondents work within the State while only 78% work within Lamoille County. 7% of respondents reported working from home, which is lower than Vermont's average of 13.2% and Lamoille County's reported average of 9.9%.

Goals Objectives, Policies and Recommendations

Goals:

- To support a transportation network that is efficient, safe, resilient and well maintained for all forms of transportation and is accessible to people of all abilities.
- To work toward a transportation network that does not adversely affect water quality and limits habitat fragmentation.
- To encourage a reduction in the amount of energy used in transportation by Elmore's

residents and visitors.

Policies:

- The construction of new transportation infrastructure, including roads, bridges and culverts, shall be planned with a high-level of sensitivity towards potential wildlife impacts, including habitat fragmentation and the disturbance of fish passages.
- Future growth in Elmore shall occur in areas and under such conditions that the demand for increased transportation services will not significantly affect the tax burden for existing residents.

Objectives:

- Maintain full compliance with MRGP with the lowest costs to taxpayers.
- Encourage the expansion of public transit and alternative transportation opportunities in town.

Recommendations:

- Continue to apply for available grants to reduce costs of compliance with MRGP to tax payers.
- Work with LCPC to identify potential sites for transit stops or additional park-and-ride lots, along with accompanying shelter areas, where feasible.
- Contact the Department of Transportation to consider extending the 35 MPH speed limit to the southern end of Camp Road.
- Include a link on the Elmore website to public and micro-transit service providers that serve the Elmore area.
- Work with VT Agency of Transportation to explore establishing a 25 mph School Zone in Elmore center.

See Energy Plan for additional Transportation Objectives and Recommendations.

Insert Transportation map here

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CHAPTER 4: Utility and Facility Plan

Public Buildings and Public Facilities

Approximately 1,831 acres of Elmore are public lands. Figure 3 below shows existing public land in Elmore including the lake, state park, state forest and municipal lands. Additional semi-public facilities in town include the Elmore Church site, situated on 1.2 acres of land used to hold community gatherings. (See Map 6 for the location of community facilities, services and public land in Elmore.)

Lake Elmore School and Schoolyard	.25 acres
Town Clerk office building	.25 acres
Town Hall	.25 acres
Fire department building	3.1 acres
Town garage	18 acres
Cemetery lands	3.5 acres
State park and forest	1,806 acres

Figure 3: Public lands by acreage in Elmore.

Hospitals

The area is served by Copley Hospital in Morrisville, VT, University of Vermont Medical Center in Burlington, VT, Central Vermont Medical Center in Berlin, VT and the Dartmouth Hitchcock Medical Center located in Lebanon, NH.

Libraries

The Morristown Centennial Library serves the area. The Stowe Library also serves the residents of Elmore with an annual \$20 usage fee for access to all library resources. Elmore residents can also use the Wolcott Library.

Water Supply and Wastewater Treatment

The Town of Elmore reconstructed its public drinking water system in 2014. As of February 20th, 2025, the water system had 14 subscribers and services residences, the Elmore School, Store and Town Office.. The springhouse that supplies this water cooperative must comply with the State of Vermont Water Resources Department regulations. Elmore has only limited public drinking water supply and no central wastewater treatment facility. The existing Town water system has limited expansion capacity.

Most of Elmore's rural residential homes are served by private water systems supplied by shallow springs and wells. Some of these are gravity-fed systems that can be located on a neighbor's property or some distance from the homes they serve. These

types of springs can be adversely affected by nearby development that can pose a threat to water supply by the construction of new wells or water potability, by the installation of septic systems. All new construction will conform to state regulations in relation to water sources and water supply matters.

Sewage Disposal

Elmore has no central wastewater treatment facility. Sewage is treated in individual on-site septic systems. State regulations govern new and replacement systems. With the changes implemented in 2007, all wastewater permitting responsibilities shifted to the state level, eliminating the need for local septic permits unless towns voted to take over the permitting process.

Refuse Disposal

Refuse disposal is handled on an individual basis by residents who either make private arrangements or transport their own trash and recyclable products to a local transfer station. Elmore is a voting member of the Lamoille Regional Solid Waste Management District and complies with district rules and regulations. Burning of trash is prohibited in Elmore. It is the district's policy to try to avoid burying refuse in the ground by recycling and composting as much as possible.

State and federal laws govern the disposal of hazardous waste. Salvage yards are regulated locally through zoning.

Public Safety

Fire Protection

Elmore has a volunteer fire department, which was formed in 1983. The Elmore Fire Department operates from a station located on Beach Road. Elmore is a participant of the Lamoille County Mutual Aid Network for dealing with large fires. Elmore and Wolcott have a special arrangement whereby both departments respond to each other's fire calls.

The Fire Department provides the following services listed below.

- Fire suppression
- Search and rescue
- Water rescue
- Hazardous Materials (Haz Mat) protection
- Emergency management
- Fire prevention
- Education
- Auto extrication
- Vermont rural fire protection
- Carbon monoxide alarm investigations
- Home inspections for fire insurance companies
- Residential Dry-hydrant testing
- Permitting for brush burning

Police Protection

Police protection as well as 911 emergency dispatch is supplied by the Vermont State Police Department whereas traffic enforcement is provided by the Lamoille County Sheriff's Department. As a result of the Town's reliance on state police (Williston barracks and Cambridge outpost), Elmore residents face long response times to local crimes.

Emergency Rescue

The Morristown Rescue Squad responds to most Elmore medical emergencies. Lamoille Rescue Squad is available as a backup service. Additionally, the Vermont State Police Search and Rescue Team and the Elmore Fire Department respond to reports of missing hikers. During the winter months, the Stowe Hazardous Terrain Team responds to emergencies dealing with hazardous terrain.

Emergency Shelters

The Fire Station and Town Garage serve as emergency shelters for catastrophic events. For more information view the Elmore Local Hazard Mitigation Plan at: <https://elmorevt.org/>.

Water Safety

The Vermont State Police and the Elmore Fire Department respond to boating accidents. The Elmore Fire Department has a water rescue boat.

Recreation Facilities

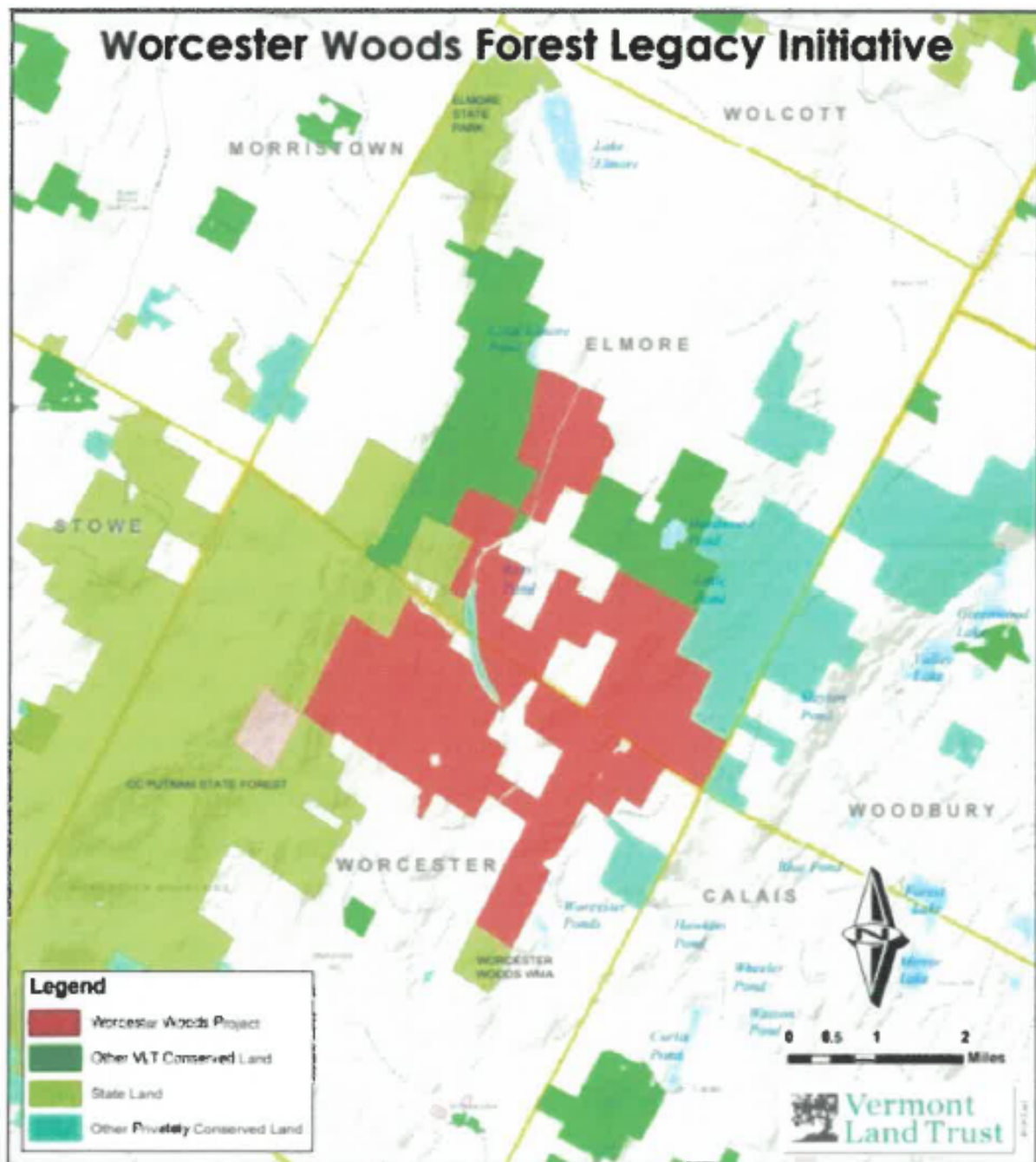
Lake Elmore and the Elmore State Park offer the most visible recreation opportunities to residents and visitors. Traditionally, Elmore's private lands have provided opportunities to snowmobile, ski, hike and hunt

Public Lands

Elmore State Park: Started in 1936 Elmore State Park including Lake Elmore covers an area of 940 acres. Elmore State Park amenities include picnic and beach areas, hiking trails, a fire tower, 45 campsites, 15 lean-tos, full restrooms and pay showers. There is a daily fee to access the State Park. Public trails are also available at Little Elmore Pond.

Putnam State Forest: Putnam State Forest is open for low-impact public recreation. No mechanized transportation is allowed, except for snow machines on designated VAST trails. Low-impact camping is allowed when obtaining prior permission from the Barre District Office of Vermont State Department of Forests, Parks and Recreation. Currently, there is no fee for use.

North Branch Cascades Trail: The North Branch Cascades is a 1-mile nature trail along the river, which is now wheelchair accessible, giving people of all abilities the chance to connect with the river. Sections of the trail and the ancillary parking were damaged in June of 2024 due to extreme flooding leading to closures of the northern sections.



Fishing Access: The Vermont State Department of Fish and Wildlife maintains boat and fishing access on Lake Elmore. These amenities are open to the public free of charge.

Private Lands

Privately owned recreation land including the Catamount Trail Association and the Vermont Association of Snow Travelers depend on the use of private property to provide hiking, snowmobile, snowshoe and cross-country ski trails. Additionally, hunters, fishermen and trappers, have traditionally relied on the generosity of private landowners for the recreational use of those lands (landowner permission required).

Communication Facilities

Elmore would like to continue to improve cellular coverage. When expanding the communication network, both public and private utility companies should follow the policies and standards within this plan.

Communication Towers

Elmore supports the enhancement of a telecommunication network when such facilities do not have significant adverse environmental, health or aesthetic impacts since one of the town's principal scenic qualities is its ridgelines and mountainsides. Elmore ridges are predominately undeveloped and provide an unbroken skyline when viewed from the valley floor and the use of the town's ridges for telecommunication towers and related facilities needs to be undertaken in a manner that will not detract nor adversely affect these scenic values.

Siting Policies for Communication Facilities

To minimize conflict with scenic values, facility design and construction shall employ the following principles listed below. The siting of communication towers is regulated under Section 248 by the Public Utility Commission (PUC). For more information visit the PUC's website at: <https://puc.vermont.gov/>.

Siting Policies:

- Communication tower applicants to exhaust all reasonable options for sharing space on existing towers and tower sites prior to proposing new sites and related facilities. Siting of towers should consider space available on existing towers, geographic service area requirements, mechanical or electrical incompatibilities, comparative costs of co-location, and new construction.
- Where feasible, site towers/facilities in areas not highly visible to the traveling public, or from residents properties, historic district, public use, and outdoor recreation areas.
- Locate towers/facilities in forested areas or sufficiently landscape to screen the lower sections of towers and related ground fixtures from public vantage points, such as trails, roads or water bodies.

- Utilize materials, architectural styles, color schemes, lighting fixtures, mass and other design elements to promote aesthetic compatibility with surrounding uses and to avoid adverse visual impacts.
- Where prominent views of a site exist, locate towers downgrade of the ridge so they don't exceed the elevation of the immediate ridge.
- When constructions of access roads are involved, minimize their visibility by situating roads along the natural contour of the land, and avoid open fields or meadows.
- Avoid peaks and ridges that function as regional focal points.
- The height of towers should not exceed that of the tree canopy in forested areas.
- No access roads (this does not include logging roads) suitable for vehicle traffic should be constructed on the Worcester Range above 1,200 feet in elevation.
- Avoid using external lights if possible and comply with local light ordinances.
- Towers, antennas, and related fixtures that fall into disuse, or are discontinued are to be removed by the facility owner immediately. The owner may be required to post bond for removal.

Goals, Objectives, Policies and Recommendations

Goals:

- To provide adequate public facilities and services are available to protect and enhance the lives of residents and visitors of Elmore.

Objectives:

- Maximize the present use and accessibility of public and semi-public buildings, facilities, and lands.
- Preserve public health and prevent pollution of surface or groundwater.
- Encourage Elmore businesses and residents to responsibly dispose of solid waste and are incentivized to reduce the amount of waste generated by increasing recycling efforts.
- Control the spread of invasive species in Elmore.
- To support the enhancement of a telecommunication network when such facilities do not have significant adverse environmental, health or aesthetic impacts.
- Eliminate septic waste from entering waterways and water bodies in Elmore.

Policies:

- Comply with all State and Town regulations.
- All development should be accessible to emergency vehicles.
- Large developments, and developments in remote locations, should include fire ponds and dry hydrants to aid in fire fighting, if similar resources are not available nearby.
- To minimize tower proliferation when feasible.
- In planning for telecommunication facilities, consideration shall be given to the environmental limitations of any given site. Impacts resulting from the use of wildlife habitats, forestry, agricultural lands, and similar

resources should be carefully addressed. Projects that materially impact these resources shall be discouraged.

Recommendations:

- Continue to maintain a plan and capital budget to preserve public property and equipment.
- Develop a multi-year capital budget plan to preserve public property and equipment.
- Monitor the need for increased local police protection.
- Meet annually with the Lake Elmore Association to share information and to address concerns if they arise.
- Support the Lake Elmore Association to control the spread of invasive species including Eurasian Milfoil.
- Continue to seek grants to maintain discounted access to Lake Elmore beach for Town residents.
- Continue to evaluate and promote EMS and CPR training opportunities.
- Explore the idea of creating a Recreation Committee for the Town of Elmore.

Insert Community Facilities Map here

DRAFT

In 1983 a survey of the town by the Vermont Division for Historic Preservation identified 37 buildings as well as three districts in Elmore as historically significant. These districts consist of the Lake Elmore Historic District, the Lake Elmore East Historic Camp District, and the Lake Elmore West Historic Camp District. Examples of the native Vermont architecture identified as historically significant include the Town Hall, the one-room schoolhouse, the church and the Elmore Store. The town also contains and values the remains of the once-thriving village of East Elmore. To view results of the 1983 survey and historic district documents visit the Online Resource Center with the Vermont Division of Historic Preservation at <https://accd.vermont.gov/historic-preservation/identifying-resources/srhp>.

In 1986 a National Park Service Study of archeologically significant riparian areas was conducted as a part of the Vermont Rivers Study. Findings concluded that Elmore Pond Brook, from Lake Elmore to the Wolcott town line, has an expected moderate-to-high archeological sensitivity. The rating does not necessarily indicate that any archeologically significant resources have been located in the area; it only denotes that the topography, sun exposure, availability of food and other important natural resources exist in the right combination to support the findings.

In September 1995 the Elmore Fire tower (which was used to monitor fire activity from 1938 until 1974) was designated a National Historic Lookout and is currently owned by the Vermont Department of Forests, Parks and Recreation.

In September 1996 The Elmore Historical Society was formed to record, preserve, and collect all available information about the hamlets and people of Elmore. In 2025, the Historical Society became inactive. There is an extensive narrative and photographic history of the town has been made available to the public via the Elmore website's: <https://elmorevt.org/historical-society/>.

As of September 29, 2023, the National Register of Historic Places added the Lake Elmore Historic District, which encompasses the Town Center and spans along Route 12 from Westphal Road to Greaves Hill. The Vermont State Historic Registry has numerous Elmore buildings listed. See Map 7 for Historic Districts. In April 2019 the Elmore Center was also approved by the Vermont Agency of Commerce and Community Development as a "Designated Village Center". To learn more about this designation status and access to state tax credit benefits visit <https://accd.vermont.gov/community-development/designation-programs/village-centers>.

Goals, Objectives, Policies and Recommendations

Goals:

- To continue to record, identify and preserve Elmore's heritage (town history, archeological records & resources, and structures & districts of historical value) for the enjoyment of current and future generations.
- Reinstate the Elmore Historical Society or alternative group.

Objectives:

- Any future findings as well as currently known documented archaeological resources should be preserved and protected from development activities.

Policies:

- Grant applications intended to augment Elmore's historical record and preserve historical sites and artifacts in town are supported.
- Elmore encourages the restoration and re-use of historic buildings.
- If during the development of a parcel an archeological site is discovered, the town asks that the developer contact the state archeologist to provide a reasonable opportunity to investigate and suggest a means to mitigate the impact.
- Projects occurring in the archeologically sensitive area around Elmore Pond Brook are to consider the potential impact of their project on archeological sites during the early stages of development in order to mitigate potential impacts.

Recommendations:

- Reinstate the Elmore Historical Society or an alternative Historic Preservation group in Elmore with new interested community members.
- Update the Elmore Historical Society website.
- The zoning bylaws should continue to recognize the historic significance of the Elmore Village District as well as the importance of preserving and current or future archeological sites.

Insert Historic Districts map here

CHAPTER 6: Education

Public Schools

In 2016 the town of Elmore voted to join Morrisville in forming the Elmore-Morrisville Unified Union (EMUU) School District. The combined school district now owns five buildings; one located in Elmore, the Elmore School; and four in Morrisville, Morrisville Elementary School (MES), Peoples Academy Middle Level (PAML), Peoples Academy (PA), and the Graded Building which houses preschool services and administrative offices. The five member combined school board consists of two representatives from Elmore, two from Morrisville. The Town of Elmore strongly supports the continued operation of the historic Elmore School.

Currently children grades 1-3 residing in Elmore attend the Elmore School, the last one-room school house in the state. This facility has a capacity of 19 students with preference given to Elmore students. Per the existing school policy, elementary school children who cannot be accommodated in the Elmore school building go to the Morrisville Elementary School. Elmore's Middle and High School students also attend the Morrisville schools. For students wishing to attend another high school of their choice, (provided it has available capacity at the time of enrollment), there is a state regulated lottery system which accepts up to 10% of the EMUU student population grades 9-12.

The EMUU School District has a long-term facilities maintenance plan, which covers all buildings and facilities including the Elmore School building. For specific information on this plan contact Lamoille South Supervisory Union or visit their website at <https://www.lamoillesouth.org/the-elmore-school>.

There are Private School options in Lamoille County not mentioned above that Elmore residents could also explore if desired.

Enrollment Data:

For the 2023 to 2024 school year the Elmore School's total enrollment was 11 students. Lamoille Union Middle School had 267 and 506 students respectively.

Early Education Services

Elmore recognizes the importance of early care and education to the community and supports the development of these types of services. EMUU provides access to preschool programs both in school and through partnerships with private providers. There are a variety of early care and educational opportunities available in the community as well, such as the Lamoille Family Center, which offers a range of early education services.

Goals Objectives, Policies and Recommendations**Goals:**

- To continue Elmore's history of providing access to high quality education to all children without placing an undue burden on taxpayers.
- To maintain a strong and active school board with participation from the community to guide them.

Objectives:

- Encourage maximum participation in filling at large positions on EMUU school board by Elmore residents.
- To ensure safe and adequate facilities are available to provide for the education of residents.

Policies:

- Elmore recognizes the importance of early care and education to the community and supports the development of these types of services.
- Elmore strongly supports the continued operation of the Elmore School.

Recommendations:

- The School Board should continue to monitor the needs of students and assess the most effective way of meeting those needs to ensure students have access to high quality education.

CHAPTER 7: Economic Development

Regional trends have an impact on Elmore residents such as commuting to other communities for employment. Today Elmore has few commercial properties and no industrial buildings. While Elmore currently lacks the infrastructure to support large businesses, the town encourages environmentally sensitive rural industries and home businesses as a means to diversify the economy and provide local employment while maintaining the town's rural character.

Elmore has a variety of zoning districts meant to direct the type and scale of development in town. Much of future economic development is likely to be located in the Village District, the traditional civic and commercial center of town, as well as the Rural East and Rural West Districts. Refer to the Land Use chapter of this plan for more information on Elmore Zoning Districts.

Outdoor Recreation and the ski industry are major economic drivers within the region. The Elmore State Park, which is located on the north end of Lake Elmore is a popular destination for tourists. Due to the proximity of the State Park to Elmore Village, these visitors represent a significant portion of the village economy in the summer and a potential market for village-based businesses that could be further developed.

For some of the most up-to-date and specific Elmore economic data and how it compares to the rest of Vermont, please visit <https://www.city-data.com/city/Elmore-Vermont.html#b> and refer to chapter 1: Community Profile in this plan.

Ownership	Industry	Establishments	Average Employment	Average Wage
Total Covered	Total, All Industries - Total Covered	29	63	\$60,255
Private	Total, All Industries - Private	27	53	\$65,219
	Trade, Transportation, and Utilities	5	14	\$67,860
	Professional and Business Services	13	11	\$99,859
All Government	Total, All Industries - All Government	2	10	\$33,958
State Government	Total, All Industries - State Government	1	5	\$31,387
	Service Providing	1	5	\$31,387
	Leisure and Hospitality	1	5	\$31,387
	Arts, Entertainment, and Recreation	1	5	\$31,387
Local Government	Total, All Industries - Local Government	1	5	\$36,488
	Service Providing	1	5	\$36,488

	Public administration	1	5	\$36,488
	Public Administration	1	5	\$36,488

Source: <https://www.vtlmi.info/indareanaics.cfm>

Future Development

Future development in Elmore should preserve its scenic natural landscape its unique qualities, such as its mountains, lakes, ponds and unfragmented forest blocks, must be respected and taken into account as new development occurs. Conservation and protection of these important resources should be considered an economic development strategy as well as a natural resource conservation strategy.

Potential areas of future development:

- Renewable energy
- Agriculture and Forestry
- Tourism and Agritourism
- Maintain Village Center Designation (The State of Vermont “Village Center Designation” program provides tax credits for repairs and code improvements to historic, non-residential properties located within a Designated Village Center)
- Promote home-based businesses

Renewable

The Town of Elmore strives to meet the goal set out by the State of Vermont which would require the Town of Elmore recognizes the State’s goal to have 90% of its energy usage to be from renewable sources by 2050. Elmore welcomes the installation of electric vehicle charging stations in Town as funding is available.

Agriculture and Forestry

Elmore has an active agricultural industry and has a significant amount of land area reserved for agricultural purposes. Elmore has encouraged the diversification of the agricultural products it has produced in the past and will continue to do so in the future. Elmore is determined to keep agriculture as a part of the landscape in order to increase industry income and maintain the rural appeal. Elmore will help encourage the growth of agriculture in the town.

Elmore also has a large, forested land base. Over the last several decades, the forestry industry has taken a decline. The Town of Elmore encourages the responsible maintenance of its forests and encourages landowners to follow the State Acceptable Management Practices.

Tourism and Agritourism

Elmore is a popular destination for tourists and locals from neighboring towns. The State of Vermont has been promoting tourism within the state and the neighboring

town of Stowe has seen an increase in visitors. Elmore would like to take advantage of this increase of tourism in its immediate area by promoting its natural resource-based activities. Also, Elmore would like to explore innovative ideas for outdoor recreation-oriented tourism. This would increase tourism income within the town that would at the same time promote the preservation of its rural landscape and culture. Some examples of areas that Elmore could expand its recreation activities that would promote preservation of its natural resources, is to join the growing network of public

mountain biking trails in neighboring Stowe. Also, Elmore has great potential for creating trail networks that would connect to existing networks in the neighboring towns.

Agritourism involves any agriculturally based operation or activity that brings visitors to a farm or local business. By promoting agriculture and the diversification of the agricultural products within Elmore, there is new opportunities to create agritourism. Agritourism has been a growing industry within Vermont, from brands such as Cabot, Ben & Jerry's, to local maple sugaring operations opening their doors to guests and hosting spring events. In recent years the farm-to-table movement has also brought a lot of attention and value to locally grown products from smaller producers. This is an industry that Elmore should encourage within the town.

There are a few short-term rentals available in the Town of Elmore for visitors to stay at when enjoying the agritourism scene in Elmore. The Town of Elmore adopted the State 1% tax for short-term rentals. The Town will continue to monitor the number of short-term rentals and evaluate the need for future regulation of short-term rentals in Elmore. This evaluation is in an effort to maintain year-round housing stock for working class residents in Elmore.

Village Center Designation

The village center designation program is a Vermont Agency of Commerce and Community Development program issued by the Department of Housing and Community Development. The village center designation supports the revitalization efforts of small to medium-sized historic centers. In April 2019, Elmore received this designation. It can help bring financial incentives, training and technical assistance needed to attract new business and vitality to the community. Elmore can use the designation to revitalize the town which will help increase its appeal to tourism. It would also help bring in capital which could be used to grow the local agritourism industry and strengthen the current tourism infrastructure that currently exists. In 2021 the Elmore Store received \$50,000 in tax credits for code improvements (electrical and plumbing upgrades) and facade renovations. In 2024, a new septic system was installed for the Elmore Store. Winter of 2024-2025 the new Store owners took on a substantial renovation of the Elmore Store to expand the Elmore Post Office, create a community co-working space, install new windows, and enhance the Store's functionality. In 2025 the Elmore Store received funding to install a new handicap accessible, ADA compliant ramp. For information on the Elmore Store and community events visit the Elmore Community Trust website at <https://www.elmorecommunitytrust.org/>.

Goals Objectives, Policies and Recommendations

Goals:

- Encourage growth and economic development in order to attract and welcome visitors, new residents, and businesses with opportunities while preserving the rural scenic character.

Objectives:

- Explore options that use renewable energy that would add new industry to Elmore such as electric vehicle charging stations and electric bike tours.
- Promote the growth of natural resource-based tourism.
- Welcome more visitors from neighboring towns to attend community events, hike, swim, and camp in Elmore.
- Promote the growth and resiliency of current agriculture endeavors within Elmore.
- Encourage new agriculture endeavors in agricultural areas that are currently not in use.

Policies:

- Maintain the forests including high priority forest blocks and critical wildlife corridors (habitat connectors) and preserve the rural character of Elmore while encouraging healthy economic growth and development.

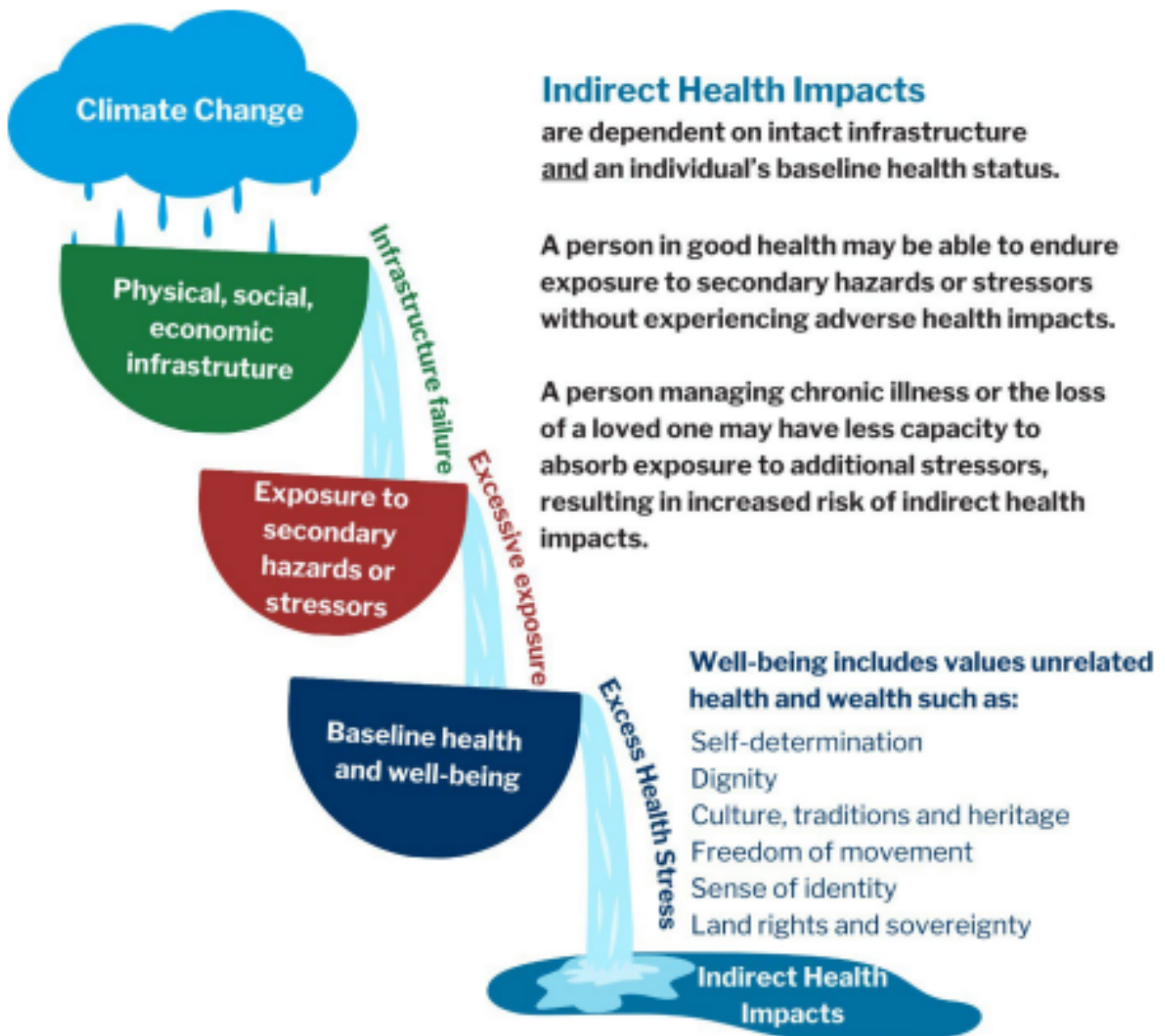
Recommendations:

- Encourage the development of new small businesses within Elmore including home-based businesses.
- Maintain Village Center Designation status.
- Discuss building mountain bike trails that would connect into the Stowe mountain biking network and/or develop a dirt bike trail network/park that could connect into surrounding towns
- Support education training and events around agriculture and forestry.
- Promote community events in Elmore Village Center and support efforts of the Elmore Community Trust.

CHAPTER 8: Energy

Introduction

The purpose of this plan is to set energy goals for the Town of Elmore. Elmore supports the Vermont energy initiatives and will pursue policies and strategies intended to achieve it while also considering the conservation of undeveloped land, wildlife habitat and the financial needs and limitations of the residents. Energy must be reliable, cost effective and accessible. The Town of Elmore recognizes advancements in technology may contribute to meeting statewide and local energy goals. A mix of solar, wind, biomass and electric vehicles will help the state meet its renewable energy goal of 90% renewables by 2050 and green house gas emissions reduction targets outlined in the 2022 Vermont Comprehensive Energy Plan and the 2025 Vermont Climate Action Plan.



It is important to take social, economic, infrastructure, and physical factors into account when thinking about the direct and indirect impacts of climate change. Even the most direct impacts of climate change, such as increased flooding will impact people in different economic brackets, and people with varying physical capabilities as well as geographic locations with varying levels of severity. For example, individuals reliant on medical devices will be at higher risk during a flood-induced power outage. Furthermore, repeated flooding events can impact a community's water quality. It is these same high-risk individuals that will continue to experience the worst of this secondary hazard.

Equity and Energy Planning

Consideration for equity in energy planning can take many forms. Elmore's Inclusivity Statement, which can be found here <https://elmorevt.org/>, encourages considerations of all socio-economic strata when distributing incentives for energy conservation and conversion. Energy equity known as "energy justice" as described in the 2022 Vermont Comprehensive Energy Plan (VT CEP) "aims to make energy accessible, affordable, cleaner, and democratically managed for all communities." This section will discuss energy equity as it relates to Elmore, Vermont and the Thermal, Transportation, and Electric sectors. The 2022 Vermont Comprehensive Energy Plan highlights the following types of equity when planning for Vermont's energy needs. This framework was utilized in the Vermont Comprehensive Energy Plan, and to discuss equity and energy planning considerations in Elmore.

Distributive Equity is outcome based. As defined in the 2022 Vermont CEP, it 'considers the disparities in allocation of resources, benefits, and health outcomes, and the inequities experienced by communities related to living conditions, political power, and the risks and vulnerabilities posed to these communities as a result.' It considers whether Vermonters, regardless of racial and other socioeconomic factors, equitably share both the benefits and burdens of the energy system.

Procedural Equity acknowledges equitable planning and implementation and the right of communities to participate in decision-making around policies and programs. This considers which stakeholders and communities have seats at the table, and voices heard during the public engagement process for siting of new generation facilities and infrastructure and who benefits from those facilities.

Contextual Equity recognizes that some communities are more likely to experience adverse impacts because of policies and programs due to vulnerability such as being more vulnerable to natural disasters.

Corrective Equity recognizes the need for a clear process to hold decision makers accountable in communities for equity commitments such as Advisory Committees or oversight boards to review clean energy implementation to ensure impacted communities are being appropriately served.

Consideration for Equity in Policies and Actions

The policies and action items stated below are meant to serve Elmore residents. The Town Plan is a guiding document that provides flexibility for Elmore to determine its own community needs when considering equitable impacts of renewable energy and future development. Heavy use of

electric technology will put more strain on an already limited grid system in terms of capacity. This could lead to blackouts. Grid system upgrades and energy storage are encouraged to reduce this potential impact. Lower-income households will be impacted most by energy policies due to the financial burden of weatherizing homes or upgrading heating/cooling systems. The Town of Elmore supports programs to help offset this financial burden. Energy burden in Elmore is discussed below in the Current Energy Usage section of this chapter.

Current Energy Usage

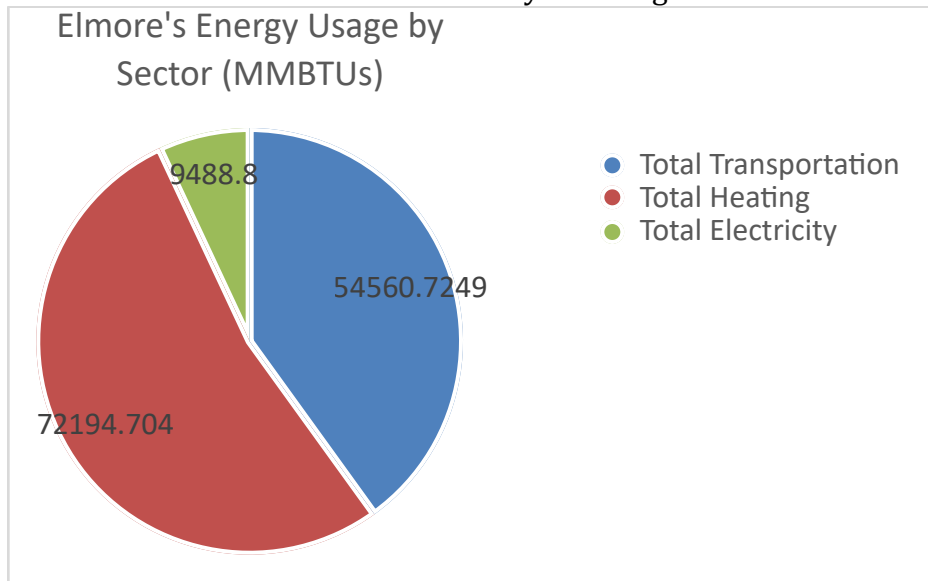
Overall Energy Use

Energy used in Elmore is used to provide electricity, heat and cool buildings, and transport people and products. There are various ways to measure energy use. Electricity use can be measured in kilowatt hours, transportation fuel use can be expressed in gallons of gas, and heating fuel use can be tracked by tons of wood pellets, gallons of propane; depending on what kind of fuel is measured. A common measure of usage that can be calculated for any type of energy fuel is a British Thermal Unit (BTU) *1. While British Thermal Units (BTUs) may be harder to conceptualize in terms of the volume of energy fuel used, they allow for usage comparisons across all energy sectors; i.e. electricity, transportation and heating.

Annually, Elmore uses approximately 136,244 million BTUs of energy *2. Of that, electricity accounts for about 7% (9,489 million BTUs), transportation for 40% (54,561 million BTUs) and space heating for 53% (72,195 million BTUs) (see **Figure 1**).

**Figure 1: Annual Energy Consumption in Elmore
(136K million British Thermal Units)**

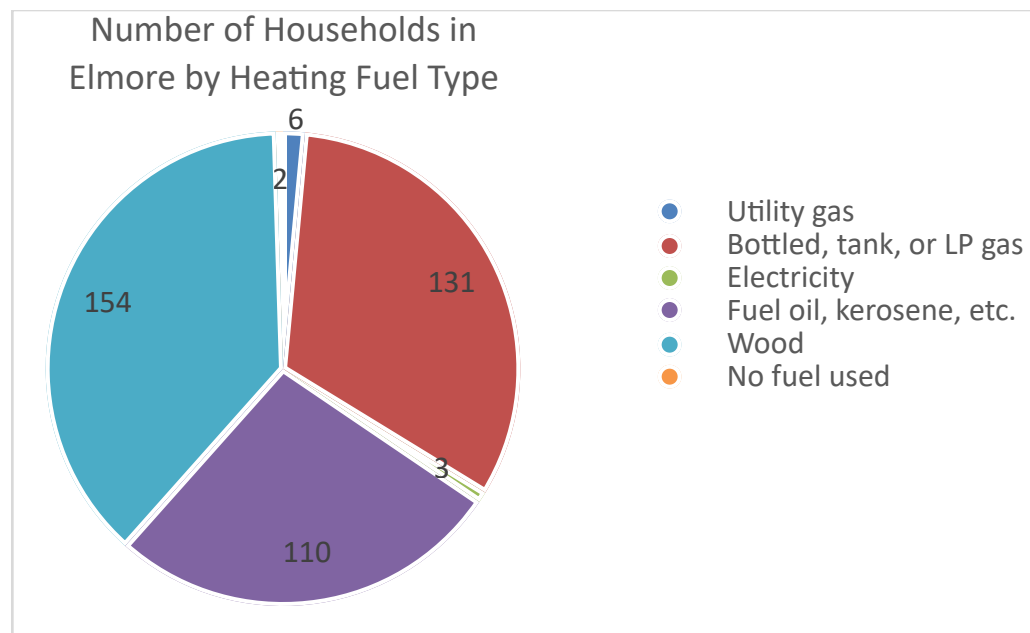
Source: Lamoille County Planning Commission



In 2023, according to the Efficiency Vermont's Statewide Energy Burden report, the estimated average household spending on energy in Elmore was \$7,338 and split as follows: transportation \$3,666 (49%), heating \$2,657 (36%) and electricity \$1,015 (13%). It is also important to note that the Town's average expenditure on heating and electricity has gone down from 2016 to 2023. *3

Household Heating

92% of heating is used for residential use, the remaining 8% is for commercial and municipal establishments. As far as specific types of heating fuels used by residences, according to American Community Survey data from 2023, 38% (154) of households heat their homes by wood, 27% (110) by fuel oil, 32% (131) by propane, and 3% (11) from other sources (electricity, LP Gas, passive solar etc.) See **Figure 2**. Commercial and municipal establishments use fuel oil, propane, electricity and wood.



*1 The British thermal unit (Btu or BTU) is a traditional unit of heat; it is defined as the amount of heat required to raise the temperature of one *pound* of water by one degree Fahrenheit. It is part of the British *Imperial* system of units.

*2 Estimates of current energy usage are derived from data available from the American Community Survey, the Vermont Agency of Transportation, VT Department of Labor, Efficiency Vermont and the VT Department of Public Service. Lamoille County Planning Commission converted these estimates to British Thermal Units.

Electricity Use

Efficiency Vermont reports that in 2022 Elmore's residents and businesses used 2,780,920 kilowatt hours (KWh) of electricity. Residences used about 91% of electricity, and businesses and municipal buildings remaining 9% of electricity. Average annual residential usage was 6,005 KWh, well below Lamoille County average of 7,077 KWh and lowest in the county.

DarkSky Policy

The Town of Elmore has expressed interest in applying for DarkSky status and adopting additional outdoor lighting standards to reduce light pollution and preserve the Town's breathtaking view of Vermont's starry skies. Protecting the night sky from light pollution plays an important role in maintaining Elmore's rural landscape,

protecting wildlife habitat, and preserving quality of life. DarkSky certifies outdoor lighting products that are designed to reduce light pollution. To obtain DarkSky status and maintain Elmore's dark skies the Town could explore enhancing outdoor lighting

requirements in site plan review standards under Elmore's Town zoning regulations. Reducing light pollution can save a significant amount on energy costs annually. According to DarkSky Globally, we spend around 50 billion in energy costs lighting areas where most of the light goes into space. The U.S. can save around \$15 billion annually by switching to LED lighting and using control systems to reduce lighting needs and energy costs. For more information on the DarkSky Vermont program visit: <https://darkskeyvt.org/>.

Transportation Energy Use

Most people in Elmore drive out of town to work and shop. The only public transportation that serves Elmore is Micro Transit service provided by Rural Community Transportation due to lack of demand and rural nature of Elmore. As of 2023 Drive Electric Vermont had reported 18 residents owning an electric vehicle in Elmore. According to the Vermont Public Service Department Municipal Consumption Tool, gas-powered vehicles in Elmore consume 54,561 million BTUs of energy. The average number of miles traveled per year by Elmore residents is 9,000 miles.

*³2023 Efficiency Vermont Energy Burden Report.

LEAP Targets

To model pathways and toward reaching the state energy goal, the Vermont Energy Investment Corporation used a program called the Long-Range Energy Alternatives Planning model (LEAP) to project future energy demand in the state, regions and towns. LEAP provided a potential scenario by which the Town of Elmore could achieve the states goals. These targets consider the Vermont Climate Action Plan and Comprehensive Energy Plan goal to meet 90% renewables by 2050. Municipal LEAP targets were proportioned based on total local energy shares estimated by the Vermont Public Service Department's Municipal Consumption Tool. The below projected targets are based on anticipated increased demand in electrification for heating, cooling, and transportation needs.

The 2023 LEAP Model also projects energy demand for core sectors: residential, commercial, and industrial. The tool accounts for multiple fuel types including, but not limited to, electricity, wood, solar, heat, and other fossil fuels. There are pathways to meet demand using a "business-as-usual" (baseline) scenario under typical energy planning and programs, and a Climate Action Plan (CAP) mitigation scenario developed to meet Global Warming Solution Act (GWSA) greenhouse gas emissions reduction targets.

Projected total energy demand: Residential Sector

Residential	2025	2030	2035	2040	2050
Baseline (MMBTUS)	50.00	46.26	44.22	43.47	42.97
CAP (MMBTUS)	45.10	37.84	32.45	27.86	25.36

Projected total energy demand: Commercial Sector

Commercial	2025	2030	2035	2040	2050
Baseline (MMBTUS)	7.10	7.00	6.91	6.89	6.91
CAP (MMBTUS)	6.98	6.90	6.84	6.92	7.07

Projected total energy demand: Industrial Sector

Industrial	2025	2030	2035	2040	2050
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Baseline (MMBTUS)	2.47	2.45	2.43	2.46	2.54
CAP (MMBTUS)	2.47	2.45	2.43	2.46	2.54

Projected total energy demand: Transportation Sector

Transportation	2025	2030	2035	2040	2050
Baseline (MMBTUS)	54.67	49.02	44.87	41.13	36.29
CAP (MMBTUS)	52.95	43.01	32.91	25.10	18.69

Target: Percentage of Households heated with wood

Baseline	2025	2030	2035	2040	2050
# of Households	154	146.6	142.5	142	141.9
% of Households	0%	27%	25%	25%	24%

CAP	2025	2030	2035	2040	2050
# of Households	144.2	129.6	117.1	102.6	77.4
% of Households	27%	24%	21%	18%	13%

Target: Households heated with electric heat pumps

Baseline	2025	2030	2035	2040	2050
# of Heat pumps	24.98	75.58	143.45	183.30	202.59

CAP	2025	2030	2035	2040	2050
# of Heat pumps	26.81	161.51	297.27	434.22	572.43

Target: Commercial Wood Energy Demand

Baseline	2025	2030	2035	2040	2050
Thousand MMBTUs	0.80	0.85	0.90	0.95	1.08
% of total Demand	11%	12%	13%	14%	16%

CAP	2025	2030	2035	2040	2050
Thousand MMBTUs	0.84	0.93	1.03	1.11	1.27
% of total Demand	12%	14%	15%	16%	18%

Target: Households weatherized

Baseline	2025	2030	2035	2040	2050
# of Weatherized Households	42.89	63.35	82.81	102.95	145.52
% of Weatherized Households	8%	12%	15%	18%	25%

CAP	2025	2030	2035	2040	2050
# of Weatherized Households	116.89	200.59	252.62	304.64	408.68
% of Weatherized Households	22%	36%	45%	53%	70%

Target: Passenger electric vehicle use (Passenger Cars & Light Duty Trucks)

Baseline	2025	2030	2035	2040	2050
# of EVs	1.85	21.11	41.83	642.30	172.33
% of Vehicles Energy demand	0%	2%	4%	8%	16%

CAP	2025	2030	2035	2040	2050
#of EVs	43.46	204.92	475.73	728.49	1015.42
% of Vehicles Energy demand	0%	2%	10%	29%	54%

Total Green House Gas Emissions

Baseline (Thousand Metric Tons CO2e)	2025	2030	2035	2040	2050
Transportation	5.48	5.01	4.68	4.38	3.91
Residential	1.88	1.68	1.58	1.53	1.5
Commercial	0.79	0.74	0.7	0.69	0.66
Industrial	0.23	0.22	0.22	0.22	0.23
Electricity	0.11	0.09	0.07	0.11	0.21
Total	8.49	7.75	7.26	6.93	6.51

Sector (Thousand Metric Tons CO2e)	2025	2030	2035	2040	2050
Transportation	5.19	3.99	2.63	1.57	0.66
Residential	1.54	0.9	0.45	0.14	0.1
Commercial	0.18	0.12	0.07	0.04	0.04
Industrial	0.05	0.04	0.03	0.01	0.01
Electricity	0.12	0.16	0.21	0.16	0.05
Total	7.08	5.21	3.39	1.92	0.87

Current Energy Sources and Generation

Existing Energy Generation

Today, electricity generated in Elmore comes from solar and wind generation facilities. As of March of 2024, Elmore was home to 43 solar sites with total generation capacity of 320.64 kilowatts (KW) and two wind sites with combined generation capacity of 19 KW. Total estimated production from these facilities is 339.64 kilowatts. *⁴. All solar sites in Elmore are small-scale installations with generation capacity between 3-15 KW.

Future Energy Generation

The projected energy generation target for 2050 for Elmore – derived from the 2023 Vermont Public Service Department Generation Scenario Tool - is to build generation facilities with a total energy output of 5,195.1 Megawatt Hours (approximately 3.4 Megawatts) by 2050. The table below is an output from the Generations Scenario Tool that shows renewable energy generation targets for Lamoille County broken down by Town.

*⁴ Generation capacity data is based on information provided by the Vermont Public Service Department. . The generation data here is from March of 2024. Estimated production was determined as follows: (For solar: existing generation capacity x 8760 hours per year x solar capacity factor of 0.14; For wind: existing generation capacity x 8760 hours per year x residential wind capacity factor of 0.2)

Table 3. Incremental renewable energy generation targets for Lamoille County towns

Town	2023 Existing Generation (MWh)*	2025 Incremental output projections (MWh)	2035 Incremental output projections (MWh)	2050 Incremental output projections (MWh)	2050 Ground mounted solar: capacity target (MW)	2050 Rooftop Solar capacity target (MW)	2050 Wind capacity target (MW)	2050 Hydro Capacity target (MW)
Belvidere	77	932	2,330	3,641.5	1.8	0.3	0.2	0.1**
Cambridge	3,491	3,187.2	7,967.8	12,452.9	6.1	1.0	0.6	0.5**
Eden	348	2,110.8	5,277.0	8,247.4	4.0	0.6	0.4	0.3**
Elmore	141	1,329.6	3,324.0	5,195.1	2.5	0.4	0.3	0.2**
Hyde Park	10,485	2,214.1	5,535.1	8,650.8	4.2	0.7	0.4	0.3**
Johnson	1,140	2,588.2	6,470.2	10,112.4	4.9	0.8	0.5	0.4**
Morristown	23,354	3,586.4	8,965.7	14,021.6	6.8	1.1	0.7	0.5
Stowe	3,863	4,014.0	10,034.8	15,683.4	7.6	1.2	0.8	0.6**
Waterville	161	692	1,729.9	2,7023.7	1.3	0.2	0.1	0.1**
Wolcott	4,234	1,660.5	4,151.2	6,487.9	3.2	0.3	0.3	0.2
County total	47,294	22,315	55,786	87,188	42.5	6.9	4.4	3.2

Source: VT Department of Public Service, 2024 Generation Scenarios Tool

*Based on Vermont Public Service Department 01/31/2023 Distributed Generation Survey

**Hydro figures above indicate there is not enough hydro resources available or grid system headroom to meet the 2050 capacity target for hydro power.

The Solar and Wind Resource Maps show areas with energy generation potential as based on presence of the resource (sun or wind) and environmental attributes of the resource areas. “Prime” areas are lands with available resource and no environmental constraints. “Secondary” areas also have the resource but possess environmental characteristics that may pose an obstacle to development, based on statewide regulations or designated critical resource.

In addition to the Solar and Wind Resource Maps developed on the basis of statewide regulations, Elmore Planning Commission identified local preferences to be considered in the planning of renewable energy facilities. These local preferences are incorporated into the Solar and Wind Resource maps.

The maps can be used for conceptual planning or initial site identification by those interested in developing renewable energy infrastructure. They should not, however, take the place of site-specific investigation for a proposed facility, and should therefore not be thought of as “siting maps.”

Future Energy Sources and Generation

Generation Targets

Solar Generation Potential

Elmore will consider new technology as it develops and recognizes the below generation targets may not be met solely with just solar, and wind power. The initial mapping analysis performed by Lamoille County Planning Commission (LCPC) identified that there are 2,631 acres of land in Elmore that are potentially suitable for solar power generation. Of this number, 109 acres (about 4%) are lands with prime solar potential, and 2,522 acres (about 96%) are lands with secondary solar potential. The siting guidelines in this plan prohibit commercial and utility scale solar generation in certain portions of Elmore (see areas where renewable energy generation is unsuitable). *5. See Map 8 for areas potentially available for solar.

Based on LCPC's calculations, to reach the Generation Scenario Tool output levels via only ground-mounted solar facilities, Elmore would need to dedicate about 25.5 acres of land to this pursuit. The Vermont Public Service Department estimates it takes about 7 acres of land times a capacity factor of 15% to produce one megawatt of ground-mounted solar power. This plan finds it feasible that Elmore could support the estimated 25.5 acres of land, and the Town is committed to working with future energy developers so long as certain guidelines and constraints are followed.

The Generation Scenario Tool noted above estimates that 73.5% of the renewable energy generation target for Elmore could be met with Ground-Mount solar installations. To reduce the amount of land needed for land based solar systems to reach the generation goal, Elmore encourages residential rooftop installations. While rooftop solar can supplement land based solar installations, rooftop solar cannot fully replace the land based installation needs to meet the 2050 renewable energy output target. The PSD Generation Scenario Tool estimates that nearly 12% of the renewable energy generation target could be met with rooftop solar installations.

*5 Energy generation potential from lands potentially suitable for solar generation is 311 MW and 381,410 MWh. Source: Department of Public Service methodology, page 15 of http://publicservice.vermont.gov/sites/dps/files/documents/Pubs_Plans_Reports/Act_174/Regional%20Guidance_Final.pdf

The siting of any solar installation must take into consideration the extreme importance that Elmore places on maintaining large tracts of unfragmented forest, wildlife corridors, existing farmland and prime agricultural soils. For the health and well-being of future generations these lands must be preserved. This statement is consistent throughout the Town's Plan and Bylaws and will be a major factor in the

appropriate siting of solar installations in Elmore. See map for detailed overlay of Local Constraints. Additionally, the guidelines listed later in this chapter illustrate the process that will assist developers in evaluating the feasibility of solar projects in Elmore.

In addition, the Agency of Natural Resources was interested in better understanding the land available to support these generation targets for prime and secondary acreage, with habitat blocks as an additional constraint. When factoring in this additional constraint, there are still 2,631 acres available to meet the renewable energy generation targets for Elmore just using existing and future solar generation facilities. The Analysis shows that no forest clearing should be necessary to achieve the energy targets as established by the Vermont Public Service Department's 2023 Generation Scenario Tool.

Wind Generation Potential

The initial mapping analysis performed by the LCPC identified 1,475 acres of lands potentially suitable for wind energy generation. Of this number, 119 acres (about 8%) are lands with prime wind potential. Lands with secondary wind potential total to 1,356 acres (about 92%).

Elmore's policy on wind development is consistent with that of solar. The siting of any installation must take into consideration the extreme importance that Elmore places on maintaining large tracts of unfragmented forest, wildlife corridors, existing farmland and prime agricultural soils. Under no circumstances should the Worcester Range be considered for development. This further limits the number of acres potentially available for commercial and utility scale wind and solar development.

Going forward, residential and commercial scale systems are possible provided they follow the siting guidelines below. The siting guidelines prohibit commercial and utility scale wind generation in certain portions of Elmore*6. See Map 9 for areas potentially available for wind generation.

In addition, the Agency of Natural Resources was interested in better understanding the land available to support these generation targets for prime and secondary acreage, with habitat blocks as an additional constraint. When factoring in this

additional constraint, about 2,645 acres of forest would need to be cleared to meet generation targets using only future wind energy generation facilities in Elmore. This further emphasizes that wind generation resources in Elmore are limited and will not be the primary solution to meeting renewable energy generation goals in Elmore.

Hydro Generation Potential

Elmore may have a potential to produce energy from small or micro hydroelectric facilities. A hydroelectric renewable generation potential map developed by the Lamoille County Planning Commission identifies the Lake Elmore Dam as having 10-49 KW of undeveloped generation potential. Additional potential may exist along Elmore's rivers and streams. The feasibility of harnessing energy via hydroelectric projects may be questionable as potential projects will face a wide range of environmental, economic, and permitting challenges. Hydroelectric power is the only renewable energy source required to gain approval from numerous state and federal agencies which makes the permitting process very complex and costly. *7

Biomass

Elmore's farms should consider the use of methane digesters as a way of producing energy.

Energy Storage Facility

Elmore supports researching the feasibility of installing an energy storage facility. The use of an energy storage facility will allow Elmore to contract with other renewable energy resources, such as Kingdom Community Wind, to purchase renewable power during off-peak hours. This renewable energy will in turn be used as a generation facility for the Town of Elmore to generate renewable energy for the town. The study will need to be conducted in cooperation with the local distribution provider of Elmore to determine whether or not there is potential for building the transmission network needed for such an undertaking. The long-term potential of this project will greatly increase the percentage of renewable energy used by the Town of Elmore. In turn, the study of this project will greatly increase the awareness of the goals set forth by the State to the residents which will help encourage the residents to help achieve the State's target of 90% renewable energy usage by 2050.

*6 Energy generation potential from lands potentially suitable for wind generation is 86 MW and 263,676 MWh. Source: VT Department of Public Service methodology, page 16 of: http://publicservice.vermont.gov/sites/dps/files/documents/Pubs_Plans_Reports/Act_174/Regional%20Guidance_Final.pdf

*7 The Undeveloped Hydroelectric Potential of Vermont, <http://www.communityhydro.biz/>

Siting Guidelines

It is the responsibility of a developer to complete this process, only when presented with a detailed analysis of these constraints will Elmore begin to consider a project.

Areas Preferred for Renewable Energy Development

Areas preferred for renewable energy development are the areas identified as "preferred" in Act 174. In Elmore, relevant examples of Act 174 preferred sites include:

- Parking lots
- Rooftop installations

Areas Unsuitable for Renewable Energy Development

There are certain areas in Elmore where the development of commercial/utility scale (1 MW or greater) renewable energy generation facilities is not supported because such development would be inconsistent with land use goals for these areas. The land use goals are outlined in the Land Use Chapter of this plan and detailed in the Zoning Bylaws.

Areas where all types and sizes of renewable energy generators are prohibited include:

- Forest Reserve District encompasses Mt. Elmore and the Worcester Mountain Range. Elmore's land use goals for this area are to maintain large tracts of unfragmented forests to protect flood hazard areas, shorelines, steep slopes and sensitive habitats. For more information on the Forest Reserve District see the Elmore Zoning bylaws on the Town website here: <https://elmorevt.org/>.

Areas where commercial and utility scale renewable energy development is prohibited include:

- Forest Reserve District above 1200'. The Forest District encompasses Mt. Elmore and the Worcester Mountain Range. Elmore's land use goals for this area are to maintain large tracts of unfragmented forests to protect flood hazard areas, shorelines, steep slopes and sensitive habitats. (pp 67, 68 and .70 of the plan)
- Remote Area Overlay District. This district includes all lands east of VT Route 12 and south of Lacasse Road, Symonds Mill Road, or Brown Hill Road (respectively) that are ¼ mile or more from a State Highway or Class II or III Town Road. Future land uses in the Rural East District include agriculture, forestry, home based occupations, small-scale hospitality businesses and low density residential development. (pp. 68-69 of the plan). Remote Area Overlay is subject to additional standards that aim to protect surface waters, wetlands, wildlife habitat and the habitat's travel corridors as well as forestland.
- Part of Undeveloped Shoreland District. The Undeveloped Shoreland District include all lands which are located within 500 feet of the shorelines of Little Elmore Pond, Little Pond, and Hardwood Pond. This plan does not support commercial and utility scale energy projects within 100 feet from shorelands.
- Part of Developed Shoreland District. The Developed Shoreland District shall include all lands which are located within 500 feet of the shorelines of Lake Elmore. This plan does not support utility scale and ground mounted facilities within 100' from shore. Roof mounted facilities are supported.
- Agricultural Land in active use. Existing farms are in the Rural East and Rural West districts. Elmore wishes to see farming continue and therefore utility scale renewable projects on the actively farmed land are not encouraged.
- Lake Elmore Historic Districts. Utility-scale projects are not supported due to Elmore's interest in retaining the historic character of the districts and devote these areas to higher density, small scale development.

Areas Potentially Suitable for Renewable Energy Development:

The Solar and Wind Resource Maps show areas with energy generation potential as based on presence of the resource (sun or wind) and environmental attributes of the resource areas. “Prime” areas are lands with no environmental constraints. “Secondary” areas have possible environmental constraints that may pose a barrier to the development of renewable energy facilities, based on statewide regulations. In some cases, these constraints may prohibit the development and in others the development may be suitable. The secondary areas shown on the Solar and Wind Resource Maps include the following environmental constraints:

- Federal Emergency Management Agency Special Flood Hazard Areas
- Prime Agricultural Soils
- Act 250 Agricultural Soil Mitigation areas
- Protected Lands (State Fee Lands and Private Conservation Lands)
- Deer Wintering
- Hydric Soils
- Vermont Agency of Natural Resources Conservation Design Highest Priority Forest Blocks

Areas Likely Unsuitable for Renewable Energy Development

Areas likely unsuitable for renewable energy development include areas with insufficient resource potential (sun or wind) and areas with environmental constraints that signal likely, though not absolute unsuitability for development based on statewide or local regulations or designated critical resource. The solar and wind resource maps, name these areas as “solar likely unsuitable” or “wind likely unsuitable”. The environmental constraints include:

- Federal Emergency Management Agency identified floodways
- River Corridor Areas as identified by the Vermont Department of Environmental Conservation
- Class 1 and 2 Wetlands as noted in Vermont State Wetlands Inventory or advisory layers
- Vernal Pools (confirmed and unconfirmed)
- State-significant Natural Communities and Rare, Threatened, and Endangered Species
- Wilderness Areas, including National Wilderness Areas

Goals Objectives, Policies and Recommendations

Goals:

- Support the use of electric vehicles to the residents and businesses of Elmore.

- Expand infrastructure for electric vehicles including installing local charging stations.
- Encourages rideshare, bus, or any other form of mass transit.
- Encourage sharing space on delivery vehicles in order to reduce the energy used for the transportation of goods and services (For Example: food, firewood, landscapers, plumbers).
- Incorporate renewable energy principles into the plan.
- Support and promote the organization of community workshops and distribute information on home and business weatherization and energy efficiency incentives.
- Explore establishing an Elmore Energy Committee.
- Encourage the use of the town website as a community forum and information resource.

Objectives:

- Support the efforts of Efficiency Vermont to promote the use of energy efficient products and appliances.
- Pursue energy conservation initiatives.

Policies:

- Elmore recognizes the importance of increasing the use of renewables.
- When considering updating Elmore infrastructure and equipment, Elmore will explore the feasibility/affordability of upgrading to the most energy efficient options.
- Influence behavioral changes to reduce energy consumption. (For Example: distribute free clothes lines at community events, provide information on incentives for energy savings and electric vehicles)
- Support the installation of residential and commercial scale renewable energy generation systems.
- Continue to expand on the use of renewable energy technologies in residential and commercial development through the Town's Zoning Bylaws.

Recommendations:

- Make residents aware of RCT's Micro Transit Service.
- Support the creation of a Community Carpool forum through the town website and Front Porch Forum to connect people with compatible routes such as: Elmore to Copley Hospital, Elmore to Stowe and Elmore to Montpelier.
- Encourage the installation of an electric charging station in the village and/or at the state park. This would also increase revenue as people waiting for their car to charge would likely shop at the Elmore Store.
- Support Morrisville Water and Light outreach around a feasibility study of creating an energy storage facility to harvest renewable energy during off-peak times.

- Provide information on energy efficient building design and siting when permits are issued.
- Encourage use of energy efficient heating systems in new construction by providing information at the Town Clerks Office and on the website.
- Promote programs that provide financial assistance to low income residents for building and weatherization projects.
- Promote responsible logging practices to protect forest health as the projected demand for wood increases.
- Incorporate DarkSky outdoor lighting requirements into the existing lighting standards in the Elmore zoning bylaws under site plan review.

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CHAPTER 9: Housing

Housing Demographics

Key Terms:

Dwelling or Housing Unit: A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Household: A household includes all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence. A household includes the related family members and

all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, "family" and "nonfamily." Single-family units are the predominate form of housing in Elmore.

According to the US Census Bureau, in 2023 461 out of total housing units in Elmore were single family dwellings (93%) and according to the 2023 American community survey, out of the 496 housing units, approximately 90 are classified as vacant. Of the 90 reported vacant units, 84 of them were for seasonal or recreational use.

A breakdown of housing from 2015, 2020, and 2025 Grand List records are as follows:

Grand List Years	2015-16	2020-21	2025-26
Residential with less than 6 acres	169	178	195
Residential with more than 6 acres	162	176	190
Mobile homes without land	3	3	3
Mobile homes with land	14	9	8
Vacation homes on 6 or less acres	108	105	91
Vacation homes on 6+ acres	58	57	57
Operating farms	7	4	5

Source: Grand List 2015,2020,2025

Median Housing Costs

According to the 2023 American Community Survey, the median value of homes in Elmore is \$344,900. This figure is for property value, whether or not it is for sale. The figures on the table 4 below reflect actual sale prices of houses in Elmore sold from 2020 to 2021, and 2023-2024. For further details, see the Grand List for that year.

2020-2021	Residential with more than 6 acres	Residential with less than 6 acres	Woodlands	Seasonal with more than 6 acres	Seasonal with less than 6 acres
Average Sale	\$403,673	\$401,208	\$75,479	\$126,200	\$232,333
Count of Sales	15	12	22	5	6

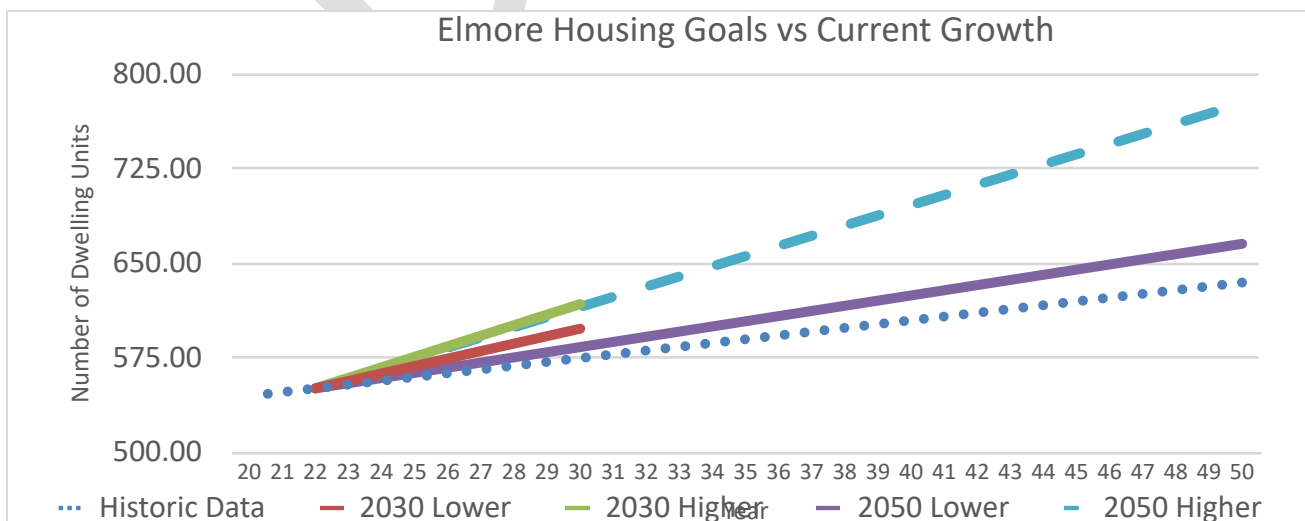
2023-2024	Residential with more than 6 acres	Residential with less than 6 acres	Woodlands	Seasonal with more than 6 acres	Seasonal with less than 6 acres
Average Sale	\$463,262	\$173,412	\$174,285	\$600,000	-
Count of Sales	4	4	7	1	0

Table 4: Average Sales Prices, Source: Elmore Grand List 2020-2024

Housing Targets

Due to the statewide housing shortage and lack of affordable housing, the Agency of Commerce and Community Development has created aspirational housing targets for each county in Vermont and tasked each RPC with creating town specific goals. Towns will be given a portion of each goal that is proportionate to their population. Importantly, these goals are not mandatory and were created to encourage state wide growth rather than enforce it. Furthermore, these goals will not serve as a cap to Elmore's future housing and instead should operate as a baseline that can be out performed or underperformed throughout the relevant years.

- Elmore saw an average increase of about **3 dwelling units per year** from **2010-2022**, starting at 515 units and ending at 551 units. In 2025 the Town of Elmore issued permits for 2 new single family homes.
- To meet the **2030 lower goal** Elmore would see around **6 new dwelling units per year** between 2022 and 2030.
- To meet the **2030 higher goal** Elmore would see around **8 new dwelling units per year** between 2022 and 2030.
- To meet the **2050 lower goal** Elmore would see around **4 new dwelling units per year** between 2022 and 2050.
- To meet the **2050 higher goal** Elmore would see around **8 new dwelling units per year** between 2022 and 2050.



The Department of Housing and Community Development's housing policy states that housing is affordable when the cost of housing does not exceed 30% of a household's income. The affordability figure for Lamoille County using data from the 2023 ACS is \$1,397 per month (\$69,897 median household income; \$55,917 is 80% of Lamoille County median income; \$16,775 is 30% of the 80% figure; divided by 12 months). During the 2023 American Community Survey, figures for homeowners were calculated for Elmore. Median costs were \$1,676 per month for those with a mortgage and \$1,163 for those without a mortgage. By the definition above, the median cost of home ownership in Elmore is not considered affordable, but the cost of renting, for the average town resident, is under the 30% threshold and is considered affordable.

Since 2000, regionally housing affordability has increasingly become a major concern for Lamoille County residents and prospective buyers. Incomes in Lamoille County increased by only 30% between the 2010 and 2023 ACS while housing values rose nearly 35%.

Housing for All Ages

As a whole Vermont is aging, and Elmore is not isolated from that trend. As residents age, many may wish to remain in Elmore, but it will become more difficult to take care of large, rural properties. At the same time, housing costs may be prohibitively expensive for younger families and individuals seeking their first home. While Elmore lacks the infrastructure to support large senior housing or affordable housing developments, there are several strategies to address this issue that are in keeping with Elmore's rural character. These strategies are elaborated upon below:

Accessory Dwellings

Based on State Statute, homeowners are allowed to add accessory dwellings (frequently referred to as "in-law apartments") to any single-family home. Accessory dwellings are a key component of allowing older residents to "age-in-place." By adding an accessory dwelling, homeowners can provide space on their property for parents or adult children, or supplement their annual earnings with rental income. Accessory dwellings represent an opportunity to create additional housing in Elmore without developing valuable natural areas. An Accessory Dwelling is inseparable from the primary dwelling in which the title is inseparable from the primary dwelling. See Elmore Zoning Bylaws (<https://elmorevt.org/>) on the Town website for more information.

HomeShare

HomeShare Vermont assists elders and persons with disabilities to live independently in their own home by bringing them together with persons who are seeking affordable housing, and/or, care giving opportunities. HomeShare conducts background checks and monitors matches to ensure safety of those involved. HomeShare expands housing opportunities while maintaining open space, farmland, forests, and other critical environmental areas. For more information visit <http://homesharevermont.org/>.

Seasonal Homes and Short Term Rentals

The 2025 Vermont State Housing Assessment noted that Elmore had 109 seasonal homes in town, making up 20% of the total stock (see table below). The assessment also found that 6 short term rentals were active as of October 2023, which totaled 1.1% of the total housing stock. When

comparing these numbers to other towns in Lamoille County, Elmore has the second highest percentage of seasonal homes, behind Stowe, but had the lowest percentage of short term rentals in proportion to the surrounding housing stock. In 2025 Stowe produced a local housing assessment and reported that 77% of their housing stock was seasonal or short term rentals. With this in mind, it is important to note that Elmore may have a higher percentage of seasonal and short term rentals than reported in the 2025 State Housing Assessment Report which used ACS Census data from 2018-2022. The county as a whole totaled 1,716 short-term rentals, with about half of them being in Cambridge and Stowe. Lamoille County ranked second in the number of total short term rentals with Rutland, Washington, Windham and Windsor being the only other counties over 1,500. Many other counties in the State of Vermont totaled less than 500 short term rentals.

Seasonal and Short-term Rental Housing in Lamoille County 2018-2022

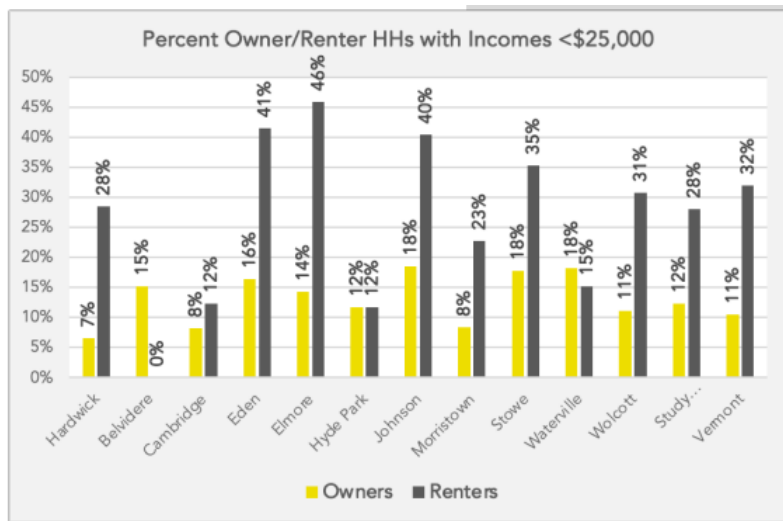
Location	Seasonal homes	Seasonal homes relative to total housing stock	Short-term rentals (active Oct. 2023)	Short-term rentals relative to total housing stock	Total housing stock
Lamoille County	2,039	15%	1,716	12.30%	13,946
Belvidere	22	10%	5	2.30%	214
Cambridge	157	9%	377	21.90%	1,721
Eden	124	18%	36	5.20%	696
Elmore	109	20%	6	1.10%	551
Hyde Park	80	6%	54	4.00%	1,355
Johnson	8	1%	40	3.00%	1,335
Morristown	140	5%	161	5.40%	2,998
Stowe	1,354	33%	989	24.30%	4,066
Waterville	0	0%	4	1.20%	322
Wolcott	45	7%	44	6.40%	688
Source: U.S. Census Bureau, American Community Survey 2018-2022 estimates and AirDNA active listings of entire homes on housingdata.org					

Source: The 2025 Vermont State Housing Assessment. This graph likely deflates the number of short-term rentals in Elmore as it only represents one of the three zip codes (05657, 05680,

05661) that cover the Town of Elmore. Residents that reside in Elmore west of Route 12 have a Morrisville zip code while residents living closer to Wolcott in Elmore have a Wolcott zip code.

Long-Term Rent in Elmore

The 2024 Lamoille County Housing Report noted that 46% of Elmore residents that rent have incomes less than \$25,000. This figure for percent of people who rent with incomes of less than \$25,000 was the highest noted in the report for Lamoille County towns, with Eden having 41%, and Johnson 35%. Towns with notably low percentages include Belvidere with 0% of renters making less than \$25,000 and Cambridge with 14%.



Source: 2024 Lamoille County Housing Assessment Report. “HHs” refers to “Households”.

The Lamoille County Housing Report also looked into renter and owner households in the individual towns, study region and Vermont with respect to the percentage of households with incomes less than \$25,000. Elmore is shown to have the highest percentage of renting households make less than \$25,000 per year.

Goals Objectives, Policies and Recommendations

Goals:

- Encourage the planning of housing which preserves the rural character of Elmore, conserves energy, provides for efficient delivery of public services, minimizes the impact on forestry and wildlife, all while accommodating a variety of income levels, ages, and housing preferences.

Objectives:

- Have a variety of housing types to meet the various needs of its residents, including single-family dwellings, multi-family, dwellings, mobile homes, apartments, accessory dwelling units, and vacation homes.
- When encouraging a diversity of housing options per Act 47 multi-family housing units should be allowed for development in the same zoning districts as single family housing units are allowed and have the same density requirements.
- Ensure a pattern of residential growth compatible with Elmore's rural character that does not outstrip the Town's ability to provide necessary services.
- Residents of Elmore should have the opportunity to find affordable housing, for purchase or rent in regards to the Department of Housing and Community Development’s housing policy stating that housing is

affordable when the cost of housing does not exceed 30% of a household's income.

Policies:

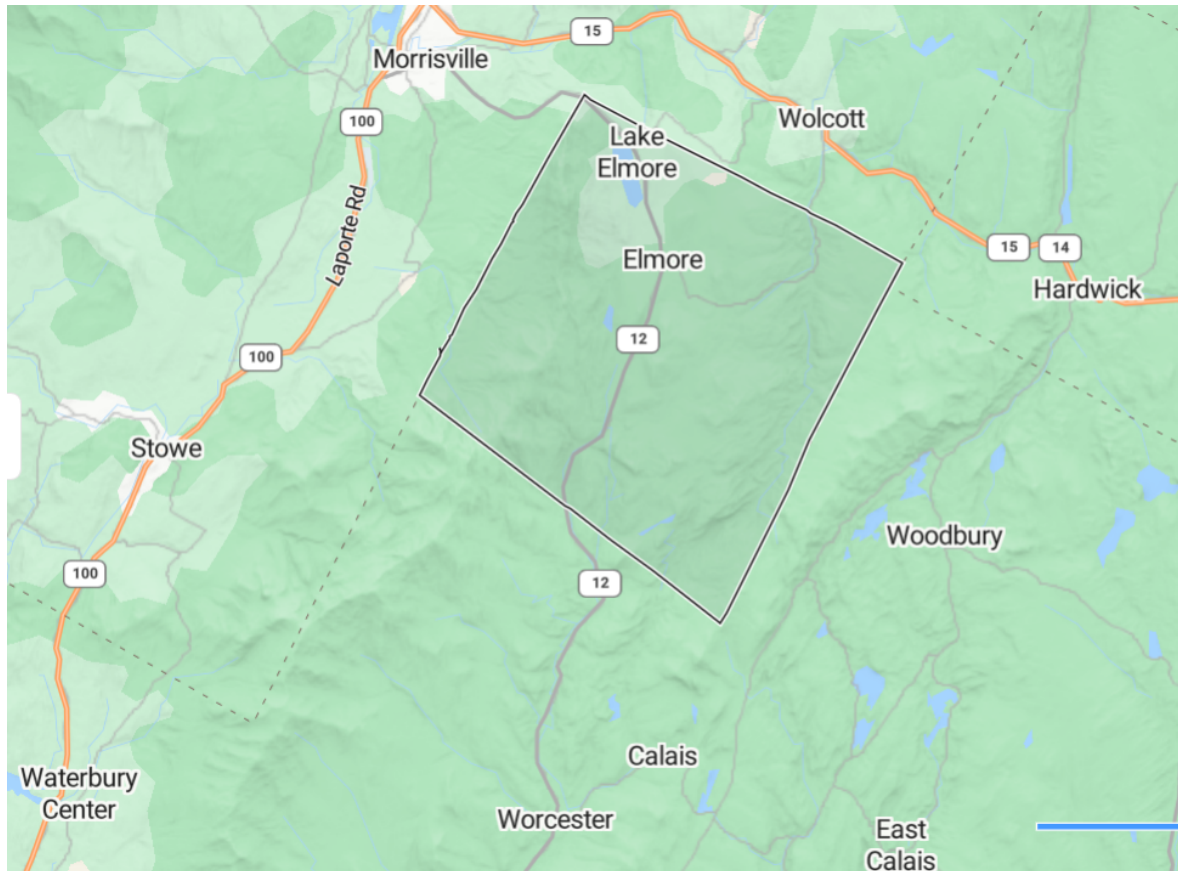
- Accessory Dwelling Units and apartments are encouraged to increase affordable housing options.
- Vacation homes are encouraged in town where appropriate.
- Sites for manufactured homes are not differentiated from site-built homes in the local permitting process.
- Encourage land use patterns that are inherently more affordable by nature of cost associated with construction (e.g. shorter access roads, smaller lots, proximity to utilities).
- New residential development should be strategically located to protect important natural resources and critical habitat and wildlife corridors.
- New residential development should be located in areas where existing infrastructure and roads are in place.

Recommendations:

- Monitor development trends and upcoming US Census data in various areas of town and neighboring communities.
- Work to promote HomeSharing options among residents.
- Work with the Lamoille Housing Partnership to find ways to ensure that working residents have housing they can afford.
- Promote the option of utilizing Planned Unit Developments to cluster development on the least sensitive portion of a property.
- Consider developing mechanisms to allow "transfers of development rights" from areas with important natural resources to areas that are more suitable for development.
- Update the Elmore Zoning bylaws to comply with Act 47 (the Home Act), add language regarding short-term rentals, and include language to address the ability for the Town to take action on abandoned structures.

CHAPTER 10: Statement of Regional Impact

How the Elmore Town Plan Relates to Adjacent Municipalities and the Regional Plan



Wolcott: Wolcott shares the full length of Elmore's northeast border and the two are connected by several roads and trails. These areas are primarily rural residential in use and some are considered important north, south habitat connectors (wildlife corridor). The Town of Elmore has a mutual aid agreement with the Town of Wolcott for winter road maintenance and emergency response services from the Fire Department.

Hardwick: Hardwick shares Elmore's eastern corner. Kate Brook Road, the only road that connects the two, is sometimes used by residents to access Brown Hill during inclement weather. Hardwick also functions as an alternative economic hub to Morristown.

Woodbury: Woodbury shares the full length of Elmore's southeast border, this area is mostly undeveloped and no maintained roads connect the towns except for

Woodbury Mountain Road that connects to a small area of Woodbury otherwise isolated from the rest of the town, there are several recreational trails that run

between this and Eagle Ledge Road in Elmore. This area is primarily used for recreation and timber and is an important piece of the overall regional forest block.

Calais: Elmore touches Calais on its southern corner in undeveloped sections of both towns

Worcester: Worcester shares the full length of Elmore's southwest border. They are connected by Route 12. This large tract of undeveloped land is considered to be of critical importance as an interior forest and connectivity block in the region. For this reason Elmore created the Rural Area Overlay zoning district to minimize future development and the Vermont Land Trust has been working with the owners of some of the largest parcels to conserve them.

Stowe: Stowe touches Elmore's western corner only but has a greater effect on Elmore than most of its other neighbors as it is a major economic hub in the region and many residents commute there for work and recreation. The towns are connected by the Elmore Mountain Road which allows for easy access to Stowe and Morristown villages.

Morristown: Morristown shares the full length of Elmore's northwest border and is also a major economic driver in the region. The two are connected primarily by Route 12 and Elmore Mountain Road which has numerous side roads connecting it to Randolph Road in Morristown. of developmental pressure.

The Regional Plan: The Elmore Town Plan falls within the parameters of the Lamoille County Regional Plan. The Regional Plan is a guiding policy document to help guide future development and an overall vision for Lamoille County. The Regional Plan is reflective of the goals and vision found in Municipal Plans for Towns/Villages residing in Lamoille County. At the regional level Act 250 and Section 248 applications are reviewed by the LCPC Plan and Project Review Committee for conformance with the Regional Plan and Town Plan.

CHAPTER 11: Flood Resilience Plan

Elmore has been proactive in planning for flood resiliency, examples of this can be found throughout this plan's transportation and land use chapters as well as the Town's Flood Hazard Area and River Corridor bylaws. In 2017 Elmore created Flood Hazard regulations intended to protect river corridors and special flood hazard areas and to ensure that development in these areas is done in a reasonably safe manner.

Also in 2017 Elmore developed a stand-alone Local Hazard Mitigation Plan which will assist in recognizing possible hazards in the community, (many from flooding), and in developing strategies to mitigate hazards. Elmore should continue to maintain and strengthen these documents into the future to ensure the health and safety of its residents and water resources.

Important Flood Hazard Area/River Corridor Bylaw Terms:

The following table represents important terms to better understand the concept of flood mitigation and interpretation of Flood Hazard Areas in Elmore.

Term	Definition
Floodplain	Land area susceptible to inundation by water during a storm event. Floodplains are measured by different intervals (100 year, 500 year, etc.) based on how much rain falls during a given storm event. A 100-year floodplain is the flooding which results from a storm that has a 1% chance of occurring in any given year. A 500-year floodplain is the flooding which results from
Floodway	The channel of a river during a 100-year flood needed to efficiently carry and discharge the flow of water during a flood. The floodway is
Base Flood Elevation (BFE)	Predicted water levels during the 100-year flood. If the BFE is 400 feet, the surface of water during the 100-year flood will be at least 400-feet above sea level. Note that the methodology used to calculate the BFE does not account for some of the major causes of flooding in Vermont, such as

Freeboard	Additional elevation above the BFE, usually expressed in feet. Freeboard provides added protection for flooding caused by factors not considered when calculating the BFE, such as ice
River Corridor	The land area adjacent to a river that is required to accommodate the movement/meander of the
Substantial Improve	Any reconstruction, rehabilitation, addition, or other improvement of a structure the cost of which equals or exceeds fifty percent (50%) of
Flood-proofing	Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their

National Flood Insurance Program (NFIP)

The Town of Elmore participates in the NFIP and currently has 1 policy in force. There are no repetitive loss properties located in Elmore. The town will continue to regulate and enforce NFIP requirements through its zoning regulations, including new and substantially improved construction regulations in Special Flood Hazard Areas and River Corridors. Upon receipt of a complete application for a substantial improvement or new construction the zoning administrator shall submit a copy of the application and supporting information to the State National Flood Insurance Program (NFIP) Coordinator at the Vermont Agency of Natural Resources, in accordance with 24 V.S.A. § 4424. A permit may be issued only following receipt of comments from the Agency, or the expiration of 30 days from the date the application was mailed to the Agency, whichever is sooner. The DRB shall consider comments from the NFIP Coordinator at ANR. The DRB may recess the proceedings on any application pending submission of 8 Revision V4.6. June 12, 17 additional information. This bylaw shall be enforced under the municipal zoning bylaw in accordance with 24 VSA Chapter 117 § 4451, § 4452 and 24 VSA Chapter 59 §1974a. A copy of the notice of violation will be mailed the State NFIP Coordinator.

Community Rating System (CRS)

CRS is a program in which property owners in participating communities are eligible for reduced flood insurance premiums. In order to participate in CRS, a community must receive a certain number of points. Communities can receive “points” by including adopting local flood hazard regulations that are more stringent than NFIP minimums, conducting public outreach related to flood hazards and flood hazard mitigation, tracking development within the floodplain, actively working to conserve

land within the floodplain, and similar measures.

Act 121, Statewide River Corridor Regulations

In 2024 Act 121 was passed by the Vermont legislature which included authorization of a statewide River Corridor regulation and municipal adoption of higher floodplain standards including adopting River Corridor bylaws. After July 1, 2027, municipal river corridor and floodplain permitting will be administered by the state by the Vermont Agency of Natural Resources for streams/ivers with a 2 square mile watershed or greater such as the Elmore Branch and the North Branch of the Winooski River. To learn more about Act 121 visit: <https://legislature.vermont.gov/>.

Road/River Conflicts

The term “Road/River Conflict Area” refers to areas where the natural flow of a river comes into conflict with the transportation network. This can cause damage to both the river and the roadway. For example, when a culvert is undersized, water may pond close to the road and undermine the roadbed. Undersized bridges and culverts may result in downstream erosion that destabilizes stream beds and banks and may even change the path of the stream, possibly damaging other roadways. Rivers may meander into roads, while roads may transport sediment and other contamination into rivers. Maintaining up to date road erosion and culvert inventories is an important strategy to minimize Road/River Conflicts.

Protection of Floodplains, Wetlands, and Upland Forest for Flood Control

While Elmore may currently have few structures in the floodplain pursuing projects that protect floodplains, river corridors, wetlands, and upland forest can have a positive impact on reducing overall flooding in the Town of Elmore. Wetlands and upland forest naturally attenuate and reduce flooding through by reducing the presence of erosion and absorbing floodwaters. When streams can access the floodplain, undeveloped floodplain areas can act as flood storage and a place for flood waters to spill over, and for sediment/debris to settle out to reduce future flood damage caused by debris or ice jams. Providing floodplain access reduces future streambank erosion by slowing the velocity of a stream during flash flooding events.

Past Flooding Events:

The table below represents past flooding events that impacted the Town of Elmore. More details on past flooding events can be found in the Elmore Local Hazard Mitigation Plan.

Previous Flooding Events	FEMA Public Assistance Awarded
August 1995 (DR 1063)	\$70,769
January 1996 (DR 1101)	\$8,237
July 1997 (DR 1184)	\$90,766
August 2011 (DR-4022)	\$46,000
May 23, 2013 (DR-4120)	Elmore did not submit claims for FEMA's financial assistance
April 15, 2014 (DR-4178)	Elmore did not submit claims for FEMA's financial assistance
October 31, 2029 (DR-4474)	
July 10, 2023 (DR-3595)	
July 14, 2023 (DR-4720)	\$140,885
March 2, 2024 (DR-4762)	
August 20, 2024 (DR-4810)	\$ 219,742
September 10, 2024 (DR-4816)	\$ 31,544

Goals Objectives, Policies and Recommendations

Goals:

- Reduce and avoid long-term vulnerabilities identified in Elmore's Local Hazard Mitigation Plan.
- Continue to engage in ongoing County and State emergency preparedness activities.
- Continue to invest in flood mitigation projects.

Objectives:

- To reduce future flooding and erosion impacts on Elmore's public infrastructure, transportation network, and structures in flood prone areas.

Policies:

- Existing floodplain encroachments caused by the transportation network should be mitigated whenever possible. This may involve upsizing bridges and culverts and/or restoring floodplain areas disturbed by past infrastructure investments.
- Upland forests should be maintained and managed to attenuate floodwaters.

Recommendations:

- Seek funding to purchase generator for one town emergency shelter (Town Garage).
- Regrade low drainage areas & upsize culverts on Elmore Mountain Road.
- Revisit and update Elmore Flood Hazard Area bylaws and Flood Hazard Regulations as needed to reflect the latest NFIP standards and floodplain permitting administrative changes per Act 121.
- Continue to update and maintain the Elmore Road Erosion Inventory (REI) and implement priority projects to meet the Municipal Roads General Permit standards.
- Continue to update the Elmore Town Culvert Inventory and upgrade/upsizes culverts as appropriate when funding is available.

CHAPTER 12: Health and Wellness

Elmore residents can play an important role in promoting the health and well-being of its community. Wellness, in its broadest sense, includes not only physical health but also mental, emotional, social, and environmental well-being, all of which contribute to a vibrant, thriving community. By addressing various aspects of health, the town can create an environment where individuals are aware of the resources and opportunities needed to live healthier, more fulfilling lives. For a one-stop-shop site to find resources like food, housing, financial assistance, health care, and more visit <https://www.findhelp.org/>. The key focus areas below address these aspects of health equity. For more information on health equity planning visit the Health Equity Planning Toolkit at <https://www.lcpcvt.org/>.



Source: *Planning for Healthy Communities, Change Lab Solutions*

Key areas of focus to foster health and wellness in the community include:

- Access to healthcare
- Access to healthy food
- Substance prevention, treatment, recovery, and mental health
- Active living, active transportation, and recreation
- Promoting health equity
- Social inclusion, engagement, and sense of community
- Age-inclusive environments
- Prompt and effective services in the event of an emergency

The Town of Elmore is committed to fostering the health and well-being of all residents and visitors, and it will prioritize community health when making local level decisions and establishing and reviewing existing Town policies. Additionally, the Town aims to enhance protective factors for youth and individuals of all ages and support older residents in aging in place through intentional planning. This includes building a town culture that promotes healthy behaviors and social well-being while reducing risk behaviors, such as substance misuse.

In 2024 the Town of Elmore adopted an Inclusivity Statement posted on the Town of Elmore website at <https://elmorevt.org/>. In 2024 the Elmore Planning Commission worked with the LCPC to develop an Elmore Welcome Packet to welcome new residents and visitors to town and provide basic resources. The Elmore Welcome Packet is available on the Town website at <https://elmorevt.org/>.

Access to Health Care

Resources for healthcare are outside the borders of Elmore. Knowledge of resources and how to access them are available by calling 2-1-1 or Lamoille Find Help Social Services at www.findhelp.org. The

primary health care facility serving the greater Lamoille County is Copley Hospital in Morristown. Copley

operates as the emergency care center for local emergency services, and provides in-patient, outpatient, and long-term care. Copley functions as an independent hospital serving the Lamoille region. The University of Vermont Medical Center (UVMC) in Burlington acts as the major tertiary referral hospital.

The Hardwick Area Health Center is a regional medical and dental center which serves the communities of Walden, Woodbury, Wolcott, Craftsbury, Greensboro, Hardwick, and Stannard. Staff at the Center include family practitioners, internists, and nurse practitioners. The Center provides a wide array of medical services, with the exception of obstetrics. The Center is a component of the non-profit Northern Counties Health Care organization and provides its services on a sliding scale based on need and ability to pay.

Lamoille Health Partners, in the neighboring town of Morristown, is another Federally Qualified Health Center. Lamoille Health Partners offers Urgent Care, Primary Care, Dental, and Mental Behavioral Health Services.

Elmore residents must all travel outside of the community for medical services due to lack of doctors or dentists practicing in town.

Residents of Elmore can search for available health-promoting services related to physical health, mental health, and substance abuse treatment and recovery services and prevention through to promote 2-1-1 and Lamoille Find Help. <https://lamoille.findhelp.com/>.

Community Partners

Health and Wellness services, information and assistance in Elmore are provided by a number of different agencies around the region. Some are private commercial enterprises, a few are private not-for-profit organizations, and others are governmental agencies.

Examples of regional partners for health and wellness initiatives serving Elmore include:

Early Childhood Education Services

- 4-H Program
- Building Bright Futures
- Center for an Agricultural Economy (Hardwick)
- Child Care Facilities

Domestic Violence Services

- AWARE Domestic and Sexual Violence Services (Hardwick)
- Clarina Howard Nichols Center

Hospitals/Health Care Services

- Copley Hospital
- Lamoille Health Partners
- Tamarack Family Medicine
- Lamoille Home Health and Hospice
- Lamoille Area Cancer Network

Mental Health/ Recovery Services

- Lamoille County Mental Health

- Jenna's Promise

Food Pantries/Programs

- Hardwick Area Food Pantry
- Morrisville Food Pantry
- Meals on Wheels Salvation Farms

Local Shelters

Lamoille Community House Local Health and Wellness Coalitions/ Support Services

- Green Mountain Support Services
- Hardwick Area Community Coalition
- Healthy Lamoille Valley, a program
- The Lamoille Family Center
- Hardwick Area Neighbor to Neighbor
- Lamoille Area Recovery Network (LeARN) – Community Lead Disaster Response
- RSVP Bone Builders / Central Vermont Council on Aging
- United Way of Lamoille County
- Vermont Department of Health – Morrisville District Office

For more information on health services see chapter 4 of this plan; Utility and Facility Plan.

Healthy Food Access

Access to healthy foods enhances thriving communities and supports economic development. Elmore residents access healthy foods from their own gardens, local farms, and from various sources in the village center and neighboring towns. Elmore residents without a car or mode of transportation can access grocery stores by requesting public transportation through Rural Community Transportation's (RCT) On-Demand Service. For more information visit <https://www.riderct.org/>. Local food resources include the Lamoille County Food Share (<https://www.lcfoodshare.org/>) and Meals on Wheels (<https://www.mowlc.org/>).

Substance Misuse Prevention

Building a positive town culture that promotes healthy behaviors also reduces behaviors such as substance misuse. Town policies are an important mechanism for creating a healthy culture. Citizens, especially youth, get "messages" from what they see in their communities, thereby influencing their choices.

Mental health and substance misuse present significant challenges across communities, impacting both youth and adults. The effects of individual struggles can ripple through households, neighbors, and friends, and affect the broader community. When one person struggles, we all feel the impact. Local resources related to prevention, treatment, recovery and mental health include Healthy Lamoille Valley, Lamoille County Mental Health, Lamoille Health Partners, LHP-Behavioral Health and Wellness, North Central Vermont Recovery Center and Jenna's Promise. However, we all play a role in prevention-- parents and caregivers, local and state government, faith-based institutions, organizations, businesses,

adult-use substance retailers, schools, health care providers, law enforcement and the media.

Early substance use increases the likelihood of dependency and negative health outcomes later in life.

When young people are exposed to community messages that normalize substance use, it can have damaging effects. Our youth are surrounded by tactics from the substance industry that encourage misuse. The more we normalize substance use in our daily lives, the more likely young people are to use substances at an earlier age. Mental health challenges, ongoing pressures, and cumulative stressors on families can lead to higher rates of misuse, impacting some families more than others.

Active Living & Active Transportation

Bicycles are used both for transportation and recreation. Many bicyclists can be seen riding throughout Elmore and the Lamoille County region. Recreational users include local residents who seek the health benefits of the sport and visitors who come to Vermont to experience the outstanding scenery. Walking is an important part of community life and much like bicycling, actively contributes to vitality, reduces our dependence on the automobile, and provides a healthy recreational opportunity.

Elmore has many examples of recreational opportunities; for example, hiking, swimming and boating at Elmore State Park, and walking and cross-country skiing along the local VAST and Catamount trail network. The Lamoille Valley Rail Trail is a nearby trail network that crosses northern Vermont (93 miles long) and is a great place to walk and bike. For more information visit <https://railtrails.vermont.gov/trails/lamoille-valley-rail-trail/>.

Social Inclusion, Engagement and Sense of Community

Social well-being plays an important role in a person's health. Promoting a sense of community and public spaces for community members to gather can play a positive role in the lives of Elmore residents and visitors. The Town of Elmore can continue to promote a sense of community by enhancing community green space for all users and ages to enjoy. Continuing to promote community events such as live music by Lake Elmore, , Community Pancake Breakfasts, Fire Department BBQs, the 5k race, and 4th of July boat parade, Father's Day Tractor Parade, and Bingo Night help promote social well-being among Elmore residents.

Goals

- Support a community vision for health and wellness.
- Support health equity planning in Elmore.

Policies

- The Town of Elmore supports universal school meals and Farm to School programs.
- Promote local farmers' markets and access to healthy food options.
- Promote a healthy, vibrant and socially connected community.
- Promote a healthy environment and programs/community greenspace that support physical activity.

Recommendations

- Make the community aware of local health, mental health and substance abuse treatment and recovery services and prevention initiatives like Healthy Lamoille Valley and others. Utilize the town website, newsletter and social media channels to promote 2-1-1 and the Lamoille Find Help webpage.
- Obtain community input regarding improvements to health and wellness infrastructure by conducting a variety of strategies such as walk audits, community surveys, community engagement events, and targeted project studies.
- Explore recreational facilities and opportunities for all community users, with special attention to the needs of handicapped, youth, elders, those with low incomes and people from a variety of ethnic groups that may not be current users.
- Consider opportunities for establishing community garden space.
- Promote community events to support social wellbeing and connecting community members.
- Promote the Elmore Welcome Packet to Elmore residents and visitors. This could include hosting it on the Elmore website and posting flyers at Town facilities to direct people to where they can view the Welcome Packet online.

CHAPTER 13: Implementation Plan

The following list of goals which have been taken from all of the different chapters of this plan are designed to guide growth in the Town of Elmore in a manner which will achieve its overarching goals and community vision statement listed in Chapter 1 of this plan. These goals address strategies to maintain and protect the town's rural character, scenic beauty, historic resources, productive working landscapes, and the quality of natural habitats and water resources. Greater details of the goals and recommendations are provided within each individual chapter. The Elmore Planning Commission will revisit the Town Plan recommendations annually (see matrix at end of this chapter) and prioritize key recommendations to implement. The Town of Elmore will explore various funding opportunities and planning tools including zoning bylaws revisions as applicable to implement key recommendations in the Elmore Town Plan. A general list of potential grant funding sources to implement Town Plan recommendations are listed at the end of this chapter.

In order to achieve these goals, the Planning Commission will work with the residents of Elmore and the various governing bodies in Elmore and surrounding communities to determine which goals will be set at the highest priority. Once the higher priority goals have been identified, time and resources will be allocated in order to achieve the goals.

Goals: *(Consult with Dawn on addressing repetitiveness of goals in this chapter)*

Forestland

- Retain, conserve, and protect the existing forest; improve the ecology of the forest. Maintain and support current low impact public and private recreational land use. Protect endangered species.

Water Resources

- To control the spread of invasive nuisance aquatic plants and animals in Lake Elmore and other bodies of water.
- Support continued protection of the lakeside zone (first 100ft from the lakeshore).

Agriculture

- To improve and expand the use of existing agricultural lands.

Commercial

- To encourage development in areas where the town economically and environmentally can afford it (i.e. in areas which have access to Class 1, 2, and 3 roads, have power, have suitable soils, and do not have excessive slopes). To encourage commercial development which will maintain the rural character of Elmore.

Industrial

- To allow industrial development which preserves the environment and rural character of Elmore

Floodplains and Wetlands

- To protect the safety of residents from flood and erosion hazards, and

to maintain water quality and protection of habitat.

Transportation

- To support a transportation network that is efficient, safe, resilient and well maintained for all forms of transportation and is accessible to people of all abilities.
- To work toward a transportation network that does not adversely affect water quality and limits habitat fragmentation.
- To encourage a reduction in the amount of energy used in transportation by Elmore's residents and visitors.

Utility and Facility

- To provide adequate public facilities and services are available to protect and enhance the lives of residents and visitors of Elmore.

Historical & Archaeological Resources

- To continue to record, identify and preserve Elmore's heritage (town history, archeological records & resources, and structures & districts of historical value) for the enjoyment of current and future generations.
- Reinstate the Elmore Historical Society.

Education

- To continue Elmore's history of providing access to high quality education to all children without placing an undue burden on taxpayers.
- To maintain a strong and active school board with participation from the community to guide them.

Economic Development

- Explore options in the renewable energy, small business and agricultural industries that would add new industry to Elmore.
- Encourage growth and economic development in order to attract and welcome visitors, new residents, and businesses with opportunities while preserving the rural scenic character.

Energy

- Support the use of alternative fuels and electric vehicles to the residents and businesses of Elmore.
- Expand infrastructure for electric vehicles including installing local charging stations.
- Research the feasibility of rideshare, bus, or any other form of mass transit.
- Encourage sharing space on delivery vehicles in order to reduce the energy used for the transportation of goods and services (For Example: food, firewood, landscapers, plumbers).
- Incorporate renewable energy principles into the plan.
- Support the organization of community workshops and distribute information on home and business weatherization and energy efficiency incentives.
- Encourage the creation of an Elmore Energy Committee.
- Encourage the use of the town website as a community forum and information resource.

Housing Element

- Encourage the planning of housing which preserves the rural character of Elmore, conserves energy, provides for efficient delivery of public services, minimizes the impact on forestry and wildlife, all while accommodating a variety of income levels, ages, and housing preferences.
- To encourage responsible residential development where appropriate.

Flood Resilience

- Reduce and avoid long-term vulnerabilities identified in Elmore's Local Hazard Mitigation Plan.
- Continue to engage in ongoing County and State emergency preparedness activities.
- Continue to invest in flood mitigation projects such as upsizing culverts and bridges and restoring local floodplains and wetlands.

Health and Wellness

- Support a community vision for health and wellness.
- Support health equity planning in Elmore.

List of Potential Funding Sources

Municipal budgets across Vermont are strained by limited tax revenue and the impact of continued inflation costs. As a result, one of the most effective ways for Elmore to implement the Town Plan is to closely monitor state and federal funding opportunities and adjust planning priorities accordingly. While the level of funding for many programs is uncertain from year-to-year, the following grant sources have been available to assist Vermont municipalities achieve planning and development-related goals.

- Department of Housing and, Community Development Block Grant (CDBG): CDBG is a nationwide, federal program that provides funding for community development projects, downtown planning studies and site development. Eligible projects must directly benefit low to moderate income residents. More details are available at <https://accd.vermont.gov/>
- Vermont Department of Economic, Housing, and Community Development, Municipal Planning Grant (MPG): The MPG program, which supported this plan as well as several past planning projects in Hyde Park, is available to assist municipalities in the update of plans, bylaws and other local community development projects, such as infrastructure planning. Terms of the grants and statewide funding priorities vary from year-to-year, but the range of eligible planning activities under this program is typically broad. More details are available at: <https://accd.vermont.gov/>
- Vermont Agency of Transportation, Transportation Enhancement Grants: An annual fund allocated for projects that enhance local and regional transportation systems, including sidewalks, bike paths, scenic easements, and rail-trails. The state also provides programs to support transportation infrastructure improvements such as the Transportation Alternative Program, Bike/Ped program, Better Roads, and Grant and Aid program. These programs can help fund

sidewalk and other bike/ped infrastructure as well as culvert and ditching improvements. More details are available at: <https://vtrans.vermont.gov/>

- Vermont Division for Historic Preservation, Certified Local Government Program: Provides grants for resource identification and planning; nominations to the National Register of Historic Places; as well as other planning, education and special studies. To qualify, municipalities must meet a minimum criteria established by the Division for Historic Preservation. More details are available at: www.historicvermont.org
- Vermont Department of Forests, Parks and Recreation, Land and Water Conservation Fund (LWCF): Awards funding to cover up to 50-percent of the costs of public recreation projects, including land acquisition for outdoor recreation and open space. More details are available at: <https://fpr.vermont.gov/>
- Vermont Department of Buildings and General Services, Recreational Facilities Grant: Open to municipalities and non-profit organizations for facility-based projects that provide, coordinate or organize recreation programs for youth or adults. More details are available at: <http://bgs.vermont.gov/>
- Vermont Emergency Management Hazard Mitigation Grant Program: Available to municipalities across the state, following a federal disaster declaration in any Vermont county. Eligible projects need not be related to recent storm damage, but must pass a FEMA-administered benefit-cost analysis. Competitive HMGP activities include home buy-outs, flood-proofing measures and erosion control.
- Agency of Natural Resources: Projects involving water quality can receive funding from Clean Water Block Grants and Clean Water Service Provider Formula Grants. Visit Vermont DEC's website for Clean Water funding opportunities: <https://dec.vermont.gov/>

Matrix of Elmore Town Plan Recommendations

Land Use

- Reviewing existing zoning bylaws to determine whether they further the goal listed above and propose revisions if needed.
- Distribute information about the Vermont Land Trust and other land conservation options to landowners of large tracts of productive forestland in town.
- Maintain existing regulations that limit development in higher elevations and prohibit development above 1,200 in elevation.
- Explore options for funding future conservation projects in Elmore.
- Investigate grant matching opportunities from the state
- Talk to land trust about pieces of land that could be used for town forest/use
- Continue to work with the state for funding of the Greeter program and milfoil removal programs at Lake Elmore.
- Continue to monitor the spread and impact of invasive species.
- Review existing zoning and subdivision bylaws to determine whether they further the goal listed above and propose revisions if needed.
- Distribute information about the Vermont Land Trust and other land conservation options to land owners of large tracts of productive farmland in town.
- Explore zoning/subdivision tools that allow landowners to maintain large blocks of working agricultural and/or forest land while creating smaller building lots on the most appropriate areas of a property.
- Examine whether subdivision regulations further the above goals.
- Consider adding Conservation Subdivision language to the bylaws to encourage conservation of natural resources while expanding the use of PUDs.
- Review existing zoning bylaws to determine whether they further the goal listed above and propose revisions if needed.
- Review existing zoning bylaws to determine whether they further the goal listed above and propose revisions if needed.
- Revise zoning permits to indicate responsibility of the applicant to obtain all necessary permits if wetlands are suspected on the development site.

Transportation

- Continue to apply for available grants to reduce costs of compliance with MRGP to taxpayers
- Work with LCPC to identify potential sites for transit stops or additional park-and-ride lots, along with accompanying shelter areas, where feasible.
- Contact the Department of Transportation to consider extending the 35 MPH speed limit to the southern end of Camp Road.
- Include a link on the Elmore website to public and micro-transit service providers that serve the Elmore area.
- Work with VT Agency of Transportation to explore establishing a 25 mph School Zone in Elmore center.

Utilities and Facilities

- Continue to maintain a plan and capital budget to preserve public property and equipment.
- Develop a 5-year capital budget plan to preserve public property and equipment.
- Monitor the need for increased local police protection.
- Meet annually with the Lake Elmore Association for sharing information and address concerns if they arise.
- Support the Lake Elmore Association to control the spread of invasive species including Eurasian Milfoil.
- Continue to seek grants to maintain discounted access to the Lake Elmore beach for Town residents.

Historic and Archaeological Resources

- Reinstall the Elmore Historical Society or an alternative Historic Preservation group in Elmore with new interested community members.
- Update the Elmore Historical Society website.
- The zoning bylaws should continue to recognize the historic significance of the Elmore Village District as well as the importance of preserving and current or future archeological sites.

Education

- The School Board should continue to monitor the needs of students and assess the most effective way of meeting those needs to ensure students have access to high quality education.

Economic Development

- Encourage the development of new small businesses within Elmore including home-based businesses.
- Maintain Village Center Designation status.
- Discuss building mountain bike trails that would connect into the Stowe mountain biking network and/or develop a dirt bike trail network/park that could connect into surrounding towns
- Support education training and events around agriculture and forestry.
- Promote community events in Elmore Village Center and support efforts of the Elmore Community Trust.

Energy

- Make residents aware of RCT's Micro Transit Service.
- Support the creation of a Community Carpool forum through the town website and Front Porch Forum to connect people with compatible routes such as: Elmore to Copley Hospital, Elmore to Stowe and Elmore to Montpelier.
- Encourage the installation of an electric charging station in the village and/or at the state park. This would also increase revenue as people waiting for their car to charge would likely shop at the Elmore Store.
- Support Morrisville Water and Light outreach around a feasibility study of creating an energy storage facility to harvest renewable energy during off-peak times.
- Provide information on energy efficient building design and siting when permits are issued.
- Encourage use of energy efficient heating systems in new construction by providing information at the Town Clerks Office and on the website.
- Promote programs that provide financial assistance to low income residents for building and weatherization projects.
- Promote responsible logging practices to protect forest health as the projected demand for wood increases.
- Incorporate DarkSky outdoor lighting requirements into the existing lighting standards in the Elmore zoning bylaws under site plan review.

Housing

- Monitor development trends and upcoming US Census data in various areas of town and neighboring communities.
- Work to promote HomeSharing options among residents.
- Work with the Lamoille Housing Partnership to find ways to ensure that working residents have housing they can afford.
- Promote the option of utilizing Planned Unit Developments to cluster development on the least sensitive portion of a property.
- Consider developing mechanisms to allow "transfers of development rights" from areas with important natural resources to areas that are more suitable for development.
- Update the Elmore Zoning bylaws to comply with Act 47 (the Home Act), add language regarding short-term rentals, and include language to address the ability for the Town to take action on abandoned structures.

Flood Resilience

- Seek funding to purchase generator for one town emergency shelter (Town Garage)
- Regrade low drainage areas & upsize culverts on Elmore Mountain Road.
- Revisit and update Elmore Flood Hazard Area bylaws and Flood Hazard Regulations as needed to reflect the latest NFIP standards and floodplain permitting administrative changes per Act 121.
- Continue to update and maintain the Elmore Road Erosion Inventory (REI) and implement priority projects to meet the Municipal Roads General Permit standards.
- Continue to update the Elmore Town Culvert Inventory and upgrade/upsized culverts as appropriate when funding is available.

Health and Wellness

- Make the community aware of local health, mental health and substance abuse treatment and recovery services and prevention initiatives like Healthy Lamoille Valley and others. Utilize the town website, newsletter and social media channels to promote 2-1-1 and the Lamoille Find Help webpage.
- Obtain community input regarding improvements to health and wellness infrastructure by conducting a variety of strategies such as walk audits, community surveys, community engagement events, and targeted project studies.
- Explore recreational facilities and opportunities for all community users, with special attention to the needs of handicapped, youth, elders, those with low incomes and people from a variety of ethnic groups that may not be current users.
- Consider opportunities for establishing community garden space.
- Promote community events to support social wellbeing and connecting community members.
- Promote the Elmore Welcome Packet to Elmore residents and visitors. This could include hosting it on the Elmore website and posting flyers at Town facilities to direct people to where they can view the Welcome Packet online.

Appendix #1

Natural Resources

Earth Resources:

Sand and Gravel: Although the majority of land in Elmore consists of shallow soils on glacial till, there are a few sites of interest that have sand and gravel deposits. The

largest areas of sand and gravel are west of Elmore Mountain Road, especially around the Bliss Hill Road area. A second area with sizable deposits is in the East Elmore area.

Prime Agricultural and Productive Forest Soils: Soil provides the medium and nutrients for agricultural and forest-based land uses. To this end, the state has identified Prime Agricultural (Prime Ag) and Class I Productive Forest Soils for preservation. See Map in Appendix for the distribution of prime agricultural soils in Elmore.

Water Resources: Elmore has countless important water resources that contribute to the unique character of the town, some of the most notable examples include:

Lakes and Ponds:

- Elmore Lake: 219-acre body of water that supports a variety of outdoor recreational activities, including boating, fishing and swimming.
- Little Elmore: 20-acre lake in north-central Elmore, which can only be accessed by foot, approximately three-quarters of a mile from the nearest road. It is a wilderness-like lake, which also supports a threatened bur-reed species and a rare water milfoil
- Hardwood Pond: 44-acre pond located in a remote area of the Rural East district, is among the highest elevation bodies of water in Lamoille County (1,568 ft).

Rivers and Streams: Elmore is split between the watersheds of the Lamoille and Winooski Rivers. Elmore has many streams and brooks that drain into both rivers.

Wetlands: According to the US Department of the Interior's National Wetlands Inventory, all of Elmore's wetland are designated as "Class II" which requires that a 50' buffer be maintained between the wetland and adjacent development. Some of these include:

- 144-acres south of Lake Elmore
- Area along North Branch adjacent to art 12
- Area north west of Lake Elmore

- Smaller areas are also located in East Elmore along Barnes Brook and Elmore Branch and east of Hardwood Pond.

Forest Resources: Several areas of public forestland exist in Elmore these include:

- Elmore State Park
- Putnam State Forest
- Forest Legacy Parcel

In an effort to identify forest resources for protection, the Elmore Planning Commission conducted a Forest Land Evaluation and Site Assessment (FLESA) of all parcels greater than 25 acres in size in 1991. This included 88% of the land in town (22,362 acres of 25,408), the vast majority of which is privately owned. The FLESA studied and recorded the size, points of access and soil characteristics of these parcels. Special features of value to recreation or wildlife were also noted. Any future forest conservation effort in town should review the findings of this report for guidance. Contact Lamoille County Planning Commission For more information on the FLESA study.

Wildlife Resources: Elmore's landscape of mountains, forests, lakes and riparian corridors supports extensive and diverse wildlife habitat. Sites of particular interest, as identified by the state's 1976 Natural Areas Inventory, include:

- Lake Elmore Swamp: A 70-acre deep marsh and shrub- wooded swamp located at the south end of Lake Elmore, used by waterfowl and other wildlife species in seasonal migration; and,
- Little Elmore Bog: A 120-acre wooded boggy area located within Lake Elmore State Park, used by waterfowl and other species of bird.
- Deer Wintering Areas: Elmore's mapped deer wintering areas are concentrated in the northeast region of town, along the Elmore Branch.
- Bear Habitat: Potential bear habitat exists throughout town, outside Elmore's village center.
- Interior Forest Blocks and Habitat Connectivity Blocks: The Vermont Agency of Natural Resources designates large portions of El ore as critically important Interior Forest and Connectivity Blocks, see definitions in appendix.

Scenic Resources: Elmore has many prominent scenic areas that contribute to the towns character

- Worcester Range: Includes Elmore Mountain, one of the most prominent and important natural scenic resources in Elmore. This ridge stretches from the northern tip of Elmore to the Town of Middlesex in Washington County, and is one of the largest undeveloped mountain ranges in the state. The highest elevations in Elmore occur along the Worcester ridge.
- Lake Elmore
- Agricultural fields such as the Keith and Lacasse Farms

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Appendix #2

Interior Forest Blocks

Description

Interior Forest Blocks are a selection of habitat blocks that best provide interior forest conditions in each Biophysical region. Habitat blocks themselves are areas of contiguous forest and other natural habitats that are unfragmented by roads, development, or agriculture. Vermont's habitat blocks are primarily forests, but also include wetlands, rivers and streams, lakes and ponds, cliffs, and rock outcrops. Forests included in habitat blocks may be young, early-successional stands, actively managed forests, or mature forests with little or no recent logging activity. The defining factor is that there is little or no permanent habitat fragmentation from roads, agricultural lands and other forms of development within a habitat block. Developed lands, most roads and lands in most agricultural cover classes (including cultivated crops, grasslands and pasture) are not considered natural cover. The effects of roads on interior forests vary with road size and traffic volume and the effects generally extend 100-300 feet into the adjacent forest. To more accurately identify interior forest conditions, buffers were assigned to roads with wider buffers assigned to larger and busier roads. Class four roads and most logging roads are fragmenting features for some species, but not necessarily for wide-ranging species that are the focus of the habitat block analysis.

Priority Interior Forest Blocks are highly ranked forest blocks from all biophysical regions that provide important interior forest habitat and provide ecological support to the highest priority Forest Interior Blocks. *Highest Priority Forest Blocks*: are the largest and/or highest ranked forest blocks from all biophysical regions that provide the foundation for interior forest habitat and associated ecological functions.

Ecological Importance

Interior forest blocks support the biological requirements of many native plants and animals. They support viable populations of wide-ranging animals, including bobcat, American Marten, and black bear, that require large areas to survive by allowing access to important feeding habitat, the ability to move and find mates for reproduction, and as a result ensure genetic integrity of populations. Larger forest blocks serve as habitat for source populations of dispersing animals for recolonization of nearby areas that may have lost their original populations of those species. Such habitat, together with other important habitats such as wetlands, also supports natural ecological processes such as

predator/prey interactions, hydrologic regimes and natural disturbance. They also serve to buffer species against the negative consequences of fragmentation, maintain air and water quality. In addition, large, topographically diverse forest blocks will allow many species of plants and animals to shift to suitable habitat within a forest block in response to climate change within the next century without having to cross developed areas to other forest blocks.

Connectivity Blocks

Description

Connecting habitat is land that links larger patches of habitat within a landscape, allowing the movement, migration, and dispersal of animals and plants. Riparian areas along streams and rivers, strips of forest cover between developed areas, and even hedgerows/ fencerows all represent potential connecting habitat for wildlife and other organisms.

Sometimes these areas are called “corridors” even though they are not always linear, as the term implies.

The composition and functions of connecting land are based on the scale at which it is considered. At the coarsest, eco-regional scale, connecting land in Vermont can be thought of as a “network” supporting genetic heterogeneity and movement of populations of wide- ranging mammal species across huge swaths of the landscape; such as between the

Adirondacks Mountains of New York, Vermont’s Green Mountains and the White Mountains of New Hampshire. It is a network in the sense that it includes large blocks of contiguous, unfragmented core habitat, the source and principle home area of many species as well as areas of diversity in the physical landscape, and numerous smaller connecting lands either forested stepping stone blocks or riparian and surface water areas.

Habitat is also connected at fine scales, for example by Riparian Wildlife Connectivity and Wildlife Road Crossings, where individual terrestrial animals move along waterways and cross roads. This most local scale of movement may not necessarily be of regional significance, but of course, the regional connections cannot function without local movement. There can be no genetic exchange between wildlife populations in New York and Vermont, for example, without individual animals making sections of the trip, crossing roads and eventually breeding with other individuals. Therefore local and regional connectivity are both vital to the long-term sustainability of wildlife populations and the ecological functions that they support.

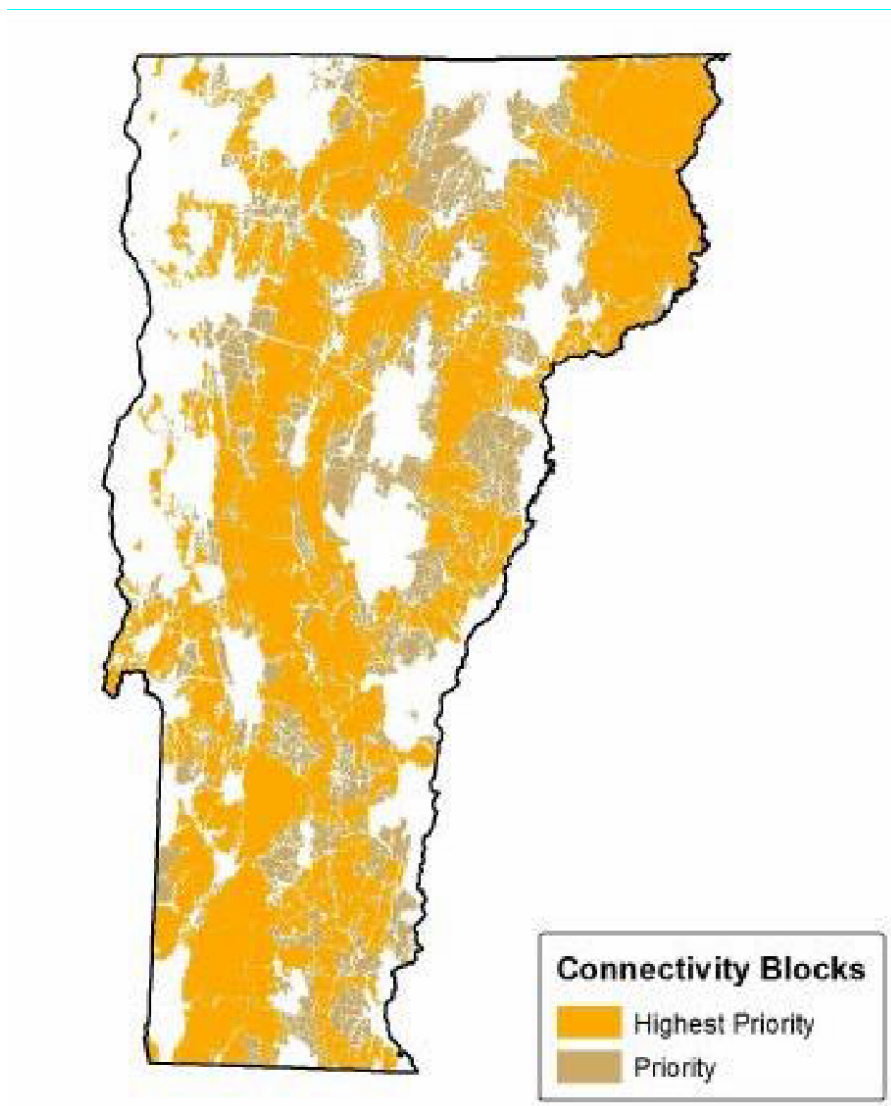


Figure 1. Highest Priority and Priority Connectivity Blocks (Source: Vermont Agency of Natural Resources 2018 BioFinder)

For more information on Interior Forest and Connectivity Blocks visit
www.BioFinder.vt.gov

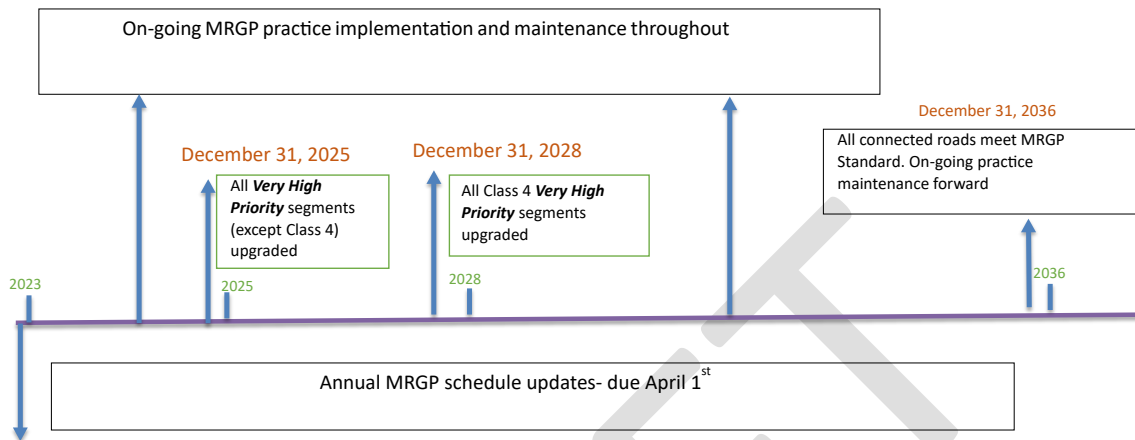
Appendix #3

Alternative Transportation Programs and Resources

- *Safe Routes to School Program:* This nationally recognized program was designed to increase physical activity amongst today's youth, provide safer walking and biking routes to schools, and reduce in-town traffic congestion. Participating communities can receive engineering/design guidance for alternative routes to schools and infrastructure funding assistance to aid pedestrian and bike safety. For more information visit www.saferoutesvt.org.
- *Local Motion:* Local Motion is a Burlington-based organization that promotes biking events and services across Vermont. Local Motion can provide free trailers full of bikes for communities to host bike safety trainings or other local riding events. For more information visit . <https://www.localmotion.org/>.
- *The League of American Cyclists:* This organization offers a variety of incentives, hands-on assistance and award recognition for communities and businesses that participate in the Bicycle Friendly America Program. This program is designed to both reward and rank towns that are actively supporting biking in their community. Additionally, the League of American Cyclists offer streetscape design guidance to improve cycling opportunities and traffic safety courses. For more information on these programs and services visit <https://bikeleague.org/>.
- *Complete Streets Legislation:* In 2011, Vermont enacted "Complete Streets" legislation, requiring that new and renovated paved roads throughout the state be designed to safely accommodate motorists, bicyclists and pedestrians of all ages and abilities. Currently, all dirt roads are exempt from this law, however, towns are still encouraged to consider how different grades of gravel and sand can affect road safety. New or renovated paved roads that do not comply with Complete Streets legislation will be required to file a Rational Form, explaining the reason for not meeting the legislative requirements. For more information contact the Vermont Department of Health at 802-863-7200 or access a Complete Streets Guide at <https://vtrans.vermont.gov/highway/complete-streets>.

Appendix #4

MRGP Timeline of Deliverables (Longer-Term)



MGRP Requirements for Existing Roads

As a first step, Town of Elmore will inventory the sections of their road networks that are hydrologically-connected to surface waters through ditches, culverts or other drainage structures. Hydrologically-connected roads present substantially greater risks to water quality.

The second step will be developing Implementation Tables. Implementation Tables will include current MRGP compliance status from the REIs (whether individual road segments *Fully Meet*, *Partially Meet*, or *Do Not Meet* standards), and road segments worked on in the previous calendar year now meeting standards. The Town of Elmore will update the Implementation Tables annually as part of their annual reporting requirements. Standards include measures such as:

- Grass and stone-lined drainage ditches, stone check-dams, and distributed flow infiltration
- Cross culverts and turnouts disconnecting road storm water
- Road crowning, removal of grader berms, and lowering of high road shoulders
- Upgrading road drainage culverts and installing outlet stabilization and/or headwalls where erosion is present
- Soils exposed by maintenance and new practice construction on hydrologically-connected roads will be seeded and mulched or otherwise stabilized
- Stabilizing catch basin outlets

Class 4 roads that are adversely affecting water quality may require the installation of best management practices to reduce severe (gully) erosion but will not be required to be open to travel as part of this permit.

Culverts and bridges:

- No new requirements to replace perennial stream crossings, but other conveyances and intermittent stream culverts will be covered by the permit and may require upgrades or retrofits.
- Maintenance and construction activities would continue to conform to the ANR Stream Alteration General Permit.

Requirements for New Projects

Designed to Vermont Storm water Manual if over permit threshold of 1 acre impervious surface, or >5,000 square foot expansion

In order to accomplish these tasks the Town of Elmore has entered an agreement with the Lamoille County Planning Commission (LCPC). This project is funded in part by an agreement with VTRANS, which stipulates that all aspects of project development must conform to federal and state regulations. The TOWN has agreed to LCPC providing Project Manager Services to fulfill the responsibilities for local project management. The following items will be performed by the Lamoille County Planning Commission (LCPC);

1. Assemble and Review Existing Data

Assemble existing GIS data, including statewide road erosion risk layer, hydrologically connected road layer, and previous analysis conducted by LCPC to determine locations vulnerable to water quality impacts from erosion. Indicators include steep areas with roads in close proximity to surface waters and/or wetlands. Interview road crew about trouble spots that have required ongoing maintenance.

2. Field Mapping and Data Collection

Conduct field surveys in accordance with Vermont Municipal Road General Permit (MRGP) guidelines. Data collected will include GPS locations, descriptive information, photographs and indicators used for site prioritization. LCPC will collect data based on the most guidance from VT Agency of Natural Resources.

3. Erosion Area Assessment & Design

Mapped areas will be assessed for impact to water quality and classified as high, medium or low risk. High risk sites are locations where the erosion area has the potential to directly contribute sediment to a receiving water or wetland.

The Town of Elmore will provide input to LCPC for selection of high priority project location to implement corrective measures in the near future. For the highest priority sites, LCPC will assemble typical design schematics in detail that is sufficient for Town road crew to repair the problem area. Other areas requiring a full engineering design will be noted.

Repairs will be designed in consultation with the Town road crew, Vermont Agency of Natural Resources staff and the Better Back Roads manual.

4. **GIS Database Development**

Mapped erosion areas will be included in a GIS database. Attributes for each erosion area will include: unique site ID, type of erosion, priority level, and status of conformance with the MRGP.

5. **Summary Report**

A final report will be prepared and provided to the Town.

6. **Presentation of Results**

Results of study will be shared and discussed with the Town.

7. **Develop Capital Budgeting Plan to Remediate High Priority**

Erosion Sites Using typical design schematics prepared under Item 3, the Town of Elmore will work with LCPC support to develop a project implementation budget to remediate the selected high priority sites.