

Elmore Planning Commission Meeting
Feb 20, 2025 at 5:30 pm

Link to meeting recording: https://us06web.zoom.us/rec/share/TsyoBYjyT1tWybMOh5ReqXyzsYJ6otdgECJ0z0QLI2pxk6_fOU4L4jWcg6apzTB0.iS5yn-UKFelOdmIT?startTime=1740090837000

Passcode: Qp230?RK

Attendance:

- EPC members: Bruce Olsson, Michelle Greeson, Dawn Kress, Glenn Schwartz, Nancy Davis, Shorty
- Town Citizens: Warren West (Select Board), Marc Mastrangelo (LCPC), Meghan Rodiet (LCPC), Charlie Burnham (ZA)

Conflict of interest: None

Minutes approved from late month: Glenn motions to approve the meeting minutes from January. Nancy seconds and all members vote to approve minutes.

Agenda additions: none

Agenda Items:

- **Issue:** Review of Chapter 4
 - **Discussion:** General discussion of chapter 4 with the edits from last month
 - **Action items:** Megan will do additional edits
- **Issue:** Review of Health and Wellness chapter
 - **Discussion:** General discussion. How can we make a realistic Health and Wellness chapter that the town of Elmore can support with our limited resources.
 - **Action items:** Michelle will provide Megan with her suggestions for the additions to the Health and Wellness chapter after reviewing the Hyde Park Health and Wellness chapter. Megan will create the draft and bring it to the next meeting for the EPC to review.
- **Issue:** Grant opportunity
 - **Discussion:** The Select Board has already approved the Elmore/Wolcott Consortium Municipal Planning grant application. It would focus on bringing zoning bylaw up to date as applicable with acts 47 and 100 (Housing Opportunities Made for Everyone Act). The Town of Elmore is only responsible to match 10% of the 90%. (\$500 of the \$5000)
 - **Action Items:** Dawn motions to have Bruce sign the Municipal Planning Grant Application, Nancy seconds, and all approve.

Attachments: Attendance sheet and Elmore/Wolcott Grant Application page

Meeting Adjourned: Bruce motions to adjourn at 6:50pm, Glenn seconds the motion, and all EPC members agree.

Next meeting: March 20, 2025

Elmore/Wolcott Municipal Planning Grant Application

Total Project Cost for MPG Consortia: \$15,000 (Joint MPG Application Wolcott/Elmore)

Elmore Project Cost: \$5,000 project cost with a 10% (\$500) local match requirement. If a change to the scope of work is requested by the municipality, an additional fee schedule will need to be determined based on the additional scope. If the grant is awarded project cost minus the 10% match will be covered by the MPG grant.

Wolcott Project Cost: \$8,000-\$10,000 project cost with a 10% local match requirement. If a change to the scope of work is requested by the municipality, an additional fee schedule will need to be determined based on the additional scope. Wolcott project cost is estimated higher to accommodate municipal zoning bylaw update priorities in addition to S.100 statutory updates. If the grant is awarded, the project cost minus the 10% match will be covered by the MPG grant.

Scope of Work

S.100/Act 47 Bylaw Updates – Also known as Housing Opportunities Made for Everyone or HOME Act, which modernizes local zoning and land use regulations by allowing higher density development in areas with sewer and water service. This will then create additional housing opportunities and affordable homes for more Vermonters.

- **Affordable and Inclusive Housing Expansion:** Creates resources to support the construction and rehabilitation of safe and affordable housing units, prioritizing the needs of low-income individuals, families, and vulnerable populations while expanding successful programs like the Vermont Housing Improvement Program (VHIP). S.100 also promotes inclusive and accessible housing options by updating accessibility standards in new construction and renovations.
- **Land Use Regulations:** Lowers barriers to housing development in smart growth areas without compromising environmental protections. It aligns state and local land use policy to enable more homes to be built in State designated centers. This bill enables Act 250 exemptions for affordable housing in all the designated centers, including villages. <https://experience.arcgis.com/experience/d96022b7dca64945a326e7bf98e2f365/>
- **Municipal Zoning Reforms:** Standardizes municipal zoning in residential districts served by water and sewer by lowering parking thresholds, increasing building and lot standards and permitting multiunit dwellings and shelters to be built, supporting more housing options for both low- and middle-income Vermonters.

This grant application would allow Lamoille County Planning Commission staff members to serve as the Grant Administrator for the Consortium Municipal Planning Grant, to assist in the preparation of the application, provide grant administration support, and zoning bylaw update services throughout the project.

