

Elmore Planning Commission Meeting

November 20, 2025 5:35pm

Attendance:

- EPC members: Michelle Greeson, Nancy Davis, Dawn Kress, Bruce Olsson, Glenn Schwarts
- Others: Meghan Rodier LCPC

Conflict of interest: None

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

Agenda additions: None

Agenda Items:

- **Issue:** Second review of Chapter 8 - Energy
 - **Discussion:** “Forest Clearing Analysis for Elmore Renewable Energy Generation Targets” handout reviewed. It shows that there are some possible “primary” and “secondary” solar generation locations that would need zero forest clearance. But there are limited wind generation options that do not have at least some forest clearance to meet our target renewable energy goal. On second pass through chapter 8, corrections made to some data differences between different maps and updated sources.
 - **Action items:** Meghan will update chapter 8 with changes
- **Issue:** Second review of Chapter 10- Statement of Regional Impact
 - **Discussion:** The chapter edits were not saved/implemented from last month. We re-edited this chapter and removed some subjective language.
 - **Action Item:** Meghan will update chapter 10 with changes
- **Issue:** Second review of Chapter 11- Flood Resilience Plan
 - **Discussion:** Discussion of verbiage pertaining to rivers vs streams since Elmore does not have any rivers. Flood dates still need to be updated.
 - **Action Items:** Meghan will update chapter 11 with changes
- **Issue:** 5K wrap up
 - **Discussion:** Final Elmore Store payment is still pending. As of now: \$4706.55 spent and \$4802.80 earned
 - **Action Item:** Next year we will price out different shirt vendors since that is one of our biggest expenses.

Attachments: Elmore Town Plan updated timeline and “Forest Clearing Analysis for Elmore Renewable Energy Generation Targets” handout.

Meeting Adjourned: Glenn motions to adjourn at 7:25:pm, Bruce seconds the motion, and all agree.

Next meeting: Dec 18th 2025 @5:30pm

To: The Elmore Planning Commission
From: Lamoille County Planning Commission
Date: November 12, 2025
Re: Forest Clearing Analysis for Elmore Renewable Energy Generation Targets

The LCPC received grant funding through the Agency of Natural Resources (ANR) Climate Action Office, to assist with statewide climate action planning and support development or updates to Municipal Enhanced Energy Plans in Lamoille County.

One task under this grant was to help the agency better understand forest clearing needed to achieve the estimated renewable energy generation targets calculated as a part of the enhanced energy planning process. The LCPC conducted this analysis to include in the Elmore Town Plan Update in the draft Enhanced Energy Plan (the Energy chapter). This grant provided the opportunity to conduct this forest clearing analysis in relation to the LEAP Model renewable energy generation targets for municipalities currently updating their Town Plan. To support this analysis and the inclusion of these forest clearing maps, suggested language highlighted below has been added to the draft Elmore Energy chapter.

Attached please find the maps created under this analysis. Below is a methodology of how the maps were created per guidance from the Vermont Agency of Natural Resources.

Methodology

The maps shows how much forest clearing would be necessary, if any, to meet renewable energy generation targets, after removing (1) all possible and known constrained areas (e.g., river corridors, FEMA floodways, rare, threatened, and endangered species, Class 1 and 2 wetlands) to represent prime solar or wind generation areas, and (2) habitat blocks (as an additional constraint) for consideration.

The remaining, non-forested, unconstrained land area was calculated to determine whether the generation targets can be supported within that area. If not, an estimated amount of forest clearing needed is provided in the narrative of the draft Energy chapter.

Suggested Language

Below is suggested language for the Elmore Enhanced Energy Plan, in the solar and wind generation potential sections:

For Solar Generation Potential

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 LEAP Model.

For Wind Generation Potential

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.

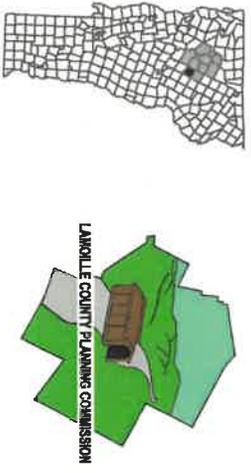
Solar Generation Targets

Elmore Town Plan, 2026

- Legend**
- Secondary Solar Potential
 - Prime Solar Potential
 - Habitat Blocks
- Road Class**
- State Highway
 - Town Highway Class 2
 - Town Highway Class 3
 - Town Highway Class 4
 - State Forest Highway
 - Legal Trail
 - Private Road
 - Discontinued Road
 - Stream/River
 - Pond/Lake

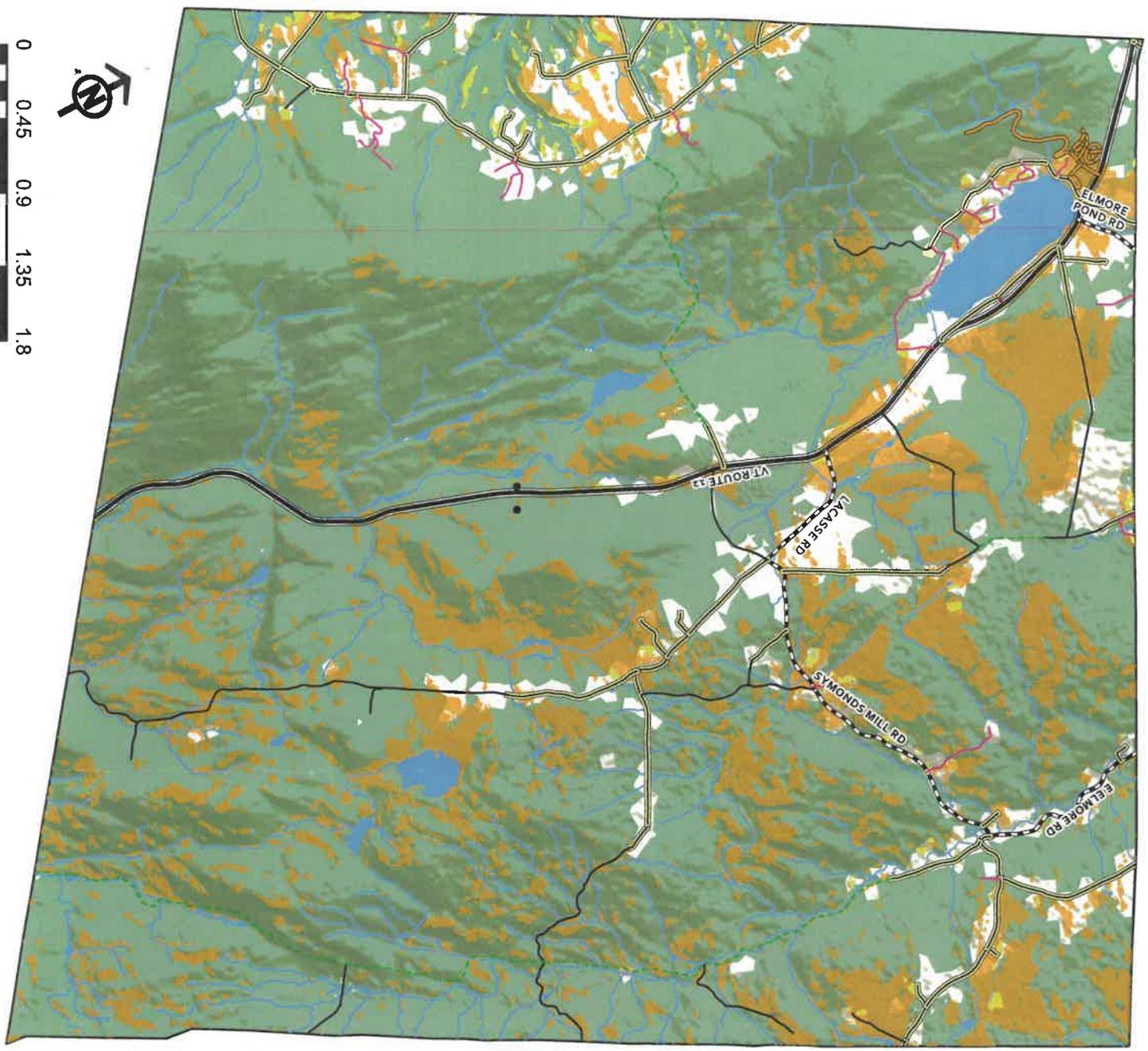
Methodology: This map shows how much forest clearing would be necessary to meet regional renewable energy generation targets, after removing all constrained areas and habitat blocks from consideration. The remaining, non-forested, unconstrained land was calculated to determine whether the generation targets can be supported.

Land Needed to Meet Renewable Energy Generation Targets:	2631 acres
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For Planning purposes only. Not for regulatory interpretation.

- DATA SOURCES:**
- POLITICAL BOUNDARIES: VT Data - Town Boundaries, VCGI, 2024
 - ROADS: VT Road Centerline, VTrans, 2021
 - SURFACE WATER: National Hydrography Dataset 1:24,000, USGS, 2024
 - SOLAR POTENTIAL: VT Department of Public Service, 2024
 - HABITAT BLOCKS: VT Agency of Natural Resources, 2024



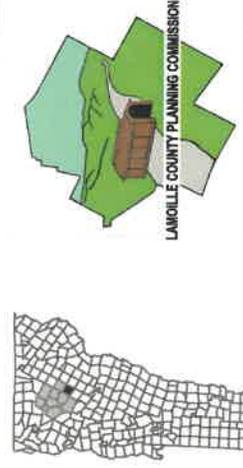
Wind Generation Targets

Elmore Town Plan, 2026

- Legend**
- Prime Wind Potential
 - Secondary Wind Potential
 - Habitat Blocks
 - Road Class
 - State Highway
 - Town Highway Class 2
 - Town Highway Class 3
 - Town Highway Class 4
 - State Forest Highway
 - Legal Trail
 - Private Road
 - Discontinued Road
 - Stream/River
 - Pond/Lake

Methodology: This map shows how much forest clearing would be necessary to meet regional renewable energy generation targets, after removing all constrained areas and habitat blocks from consideration. The remaining, non-forested, unconstrained land was calculated to determine whether the generation targets can be supported.

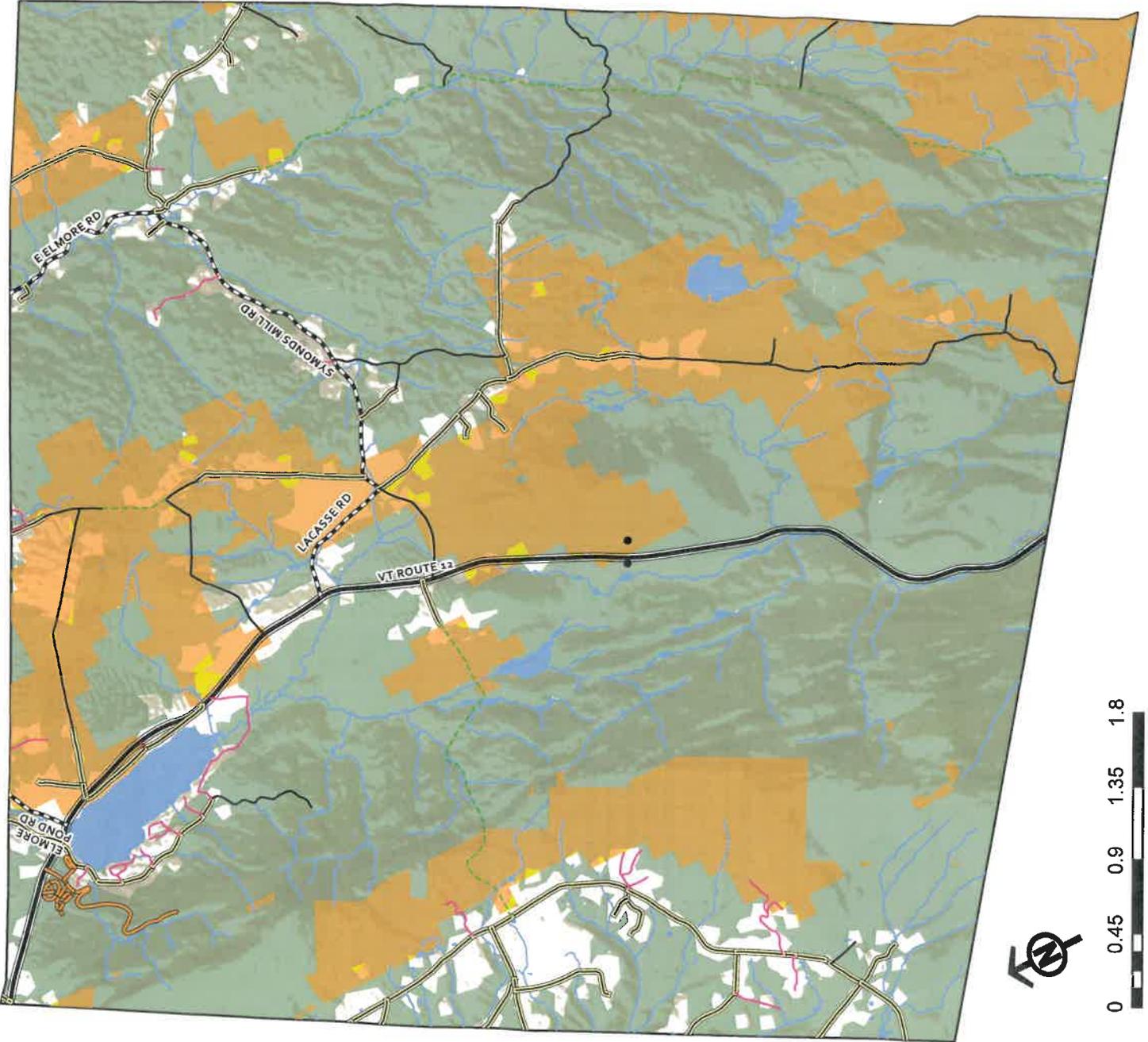
Land Needed to Meet Renewable Energy Generation Targets: **2,645 acres**



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DATA SOURCES:

- POLITICAL BOUNDARIES: VT Data - Town Boundaries, VCGI, 2024
- ROADS: VT Road Centerline, VTrans, 2021
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- SOLAR POTENTIAL: VT Department of Public Service, 2024
- HABITAT BLOCKS: VT Agency of Natural Resources, 2024



Elmore Town Plan Update

Current Town Plan Expires on 9/12/26

Month	Year	Chapter Review
October	2024	Chapter 1: Introduction, Community Profile
November	2024	Chapter 2: Land Use Plan
December	2024	Chapter 3: Transportation
January	2025	Chapter 4: Utilities and Facilities Plan
February	2025	Chapter 4: Review/Incorporate 2019 Health Amendment
March	2025	Chapter 5: Historical/Archaeological Resources
April	2025	Chapter 6: Education Plan
May	2025	Chapter 7: Economic Development Plan
June	2025	Chapter 8: Enhanced Energy Plan
July	2025	Chapter 9: Housing Element
August	2025	No August Meeting
September	2025	Chapter 10: Statement of Regional Impact
October	2025	Chapter 11: Flood Resilience Plan
November	2025	Revisit Energy Chapter, Flood Resilience and Regional Impact Statement
December	2025	Chapter 12: Implementation of Recommendations
January	2026	Address Comments from Initial Review of Full draft plan/LCPC conducts draft Plan review per ACCD Town Plan Checklist
February	2026	Warn public hearing for Elmore PC
March	2026	Elmore Planning Commission Public Hearing on draft Plan/Address Comments from hearing
April	2026	Warn public hearing for Selectboard
May	2026	Elmore Selectboard holds 1st Public Hearing on Draft Plan. If no changes SB can vote to adopt the Plan after close of first hearing or next scheduled SB meeting.
June	2026	If changes are requested, warn 2nd Selectboard Public Hearing on Draft Town Plan for adoption
July	2026	Selectboard votes to adopt the updated Elmore Town Plan

