

Elmore Planning Commission Meeting

December 18, 2025

Attendance:

- EPC members: Michelle Greeson, Nancy Davis, Dawn Kress, Bruce Olsson, Shorty Town
- Others: Meghan Rodier LCPC, Charley Burnham ZA, Sharon Fortune SB

Conflict of interest: None

Minutes approved from late month: Dawn motions to approve the meeting minutes from November. Nancy seconds, and all vote to approve minutes.

Agenda additions:

- EPC report for town meeting to highlight what items we worked on this year.
- Logistics of warning the meetings for the town plan that will be coming up

Agenda Items:

- **Issue:** Review of chapter 12
 - **Discussion:** Addition of grant opportunities to the Implementation Chapter. Addition of some details in the goals from various chapters. Change formatting errors. Discussion about how we can prioritize and implement our goals.
 - **Action items:** Meghan will update chapter 12 with changes and bring it to the next meeting. Next month we will go through all the Town Plan chapters to prioritize the goals.
- **Issue:** Review of the warning process
 - **Discussion:** LCPC will help with the warning process for the new Town Plan
 - **Action Item:** Meghan will bring a clean copy of the Town Plan to the next meeting. Then she will send it to the neighboring towns and post warnings in February. In March we will hold the hearing (we will pick a date for the hearing at our next/Jan. meeting).
- **Issue:** Review of all Town Plan maps
 - **Discussion:** Meghan provided the maps that will be included in the town plan (see attached). Discussion of how the new maps will impact the town and discussion of accuracy of a few specific items.
 - **Action Items:** Meghan will add the edits/corrections to the maps
- **Issue:** VLCT Webinar - Where & How Act 250 Will Expand
 - **Discussion:** Dawn watched the webinar given by the state. There will be three different tier areas and discussed how that will be assessed/divided. Tier 3 will be the most restrictive with “critical resources”. There is a website that has all the maps that were discussed at the webinar.

- **Action Item:** None

Attachments: Maps & attendance

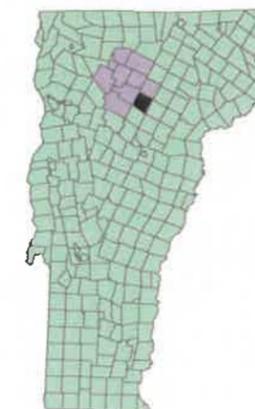
Meeting Adjourned: Bruce motions to adjourn at 6:48pm, Dawn seconds the motion, and all agree.

Next meeting: Jan 15th 2026 @5:30pm

Land Use and Forest Blocks

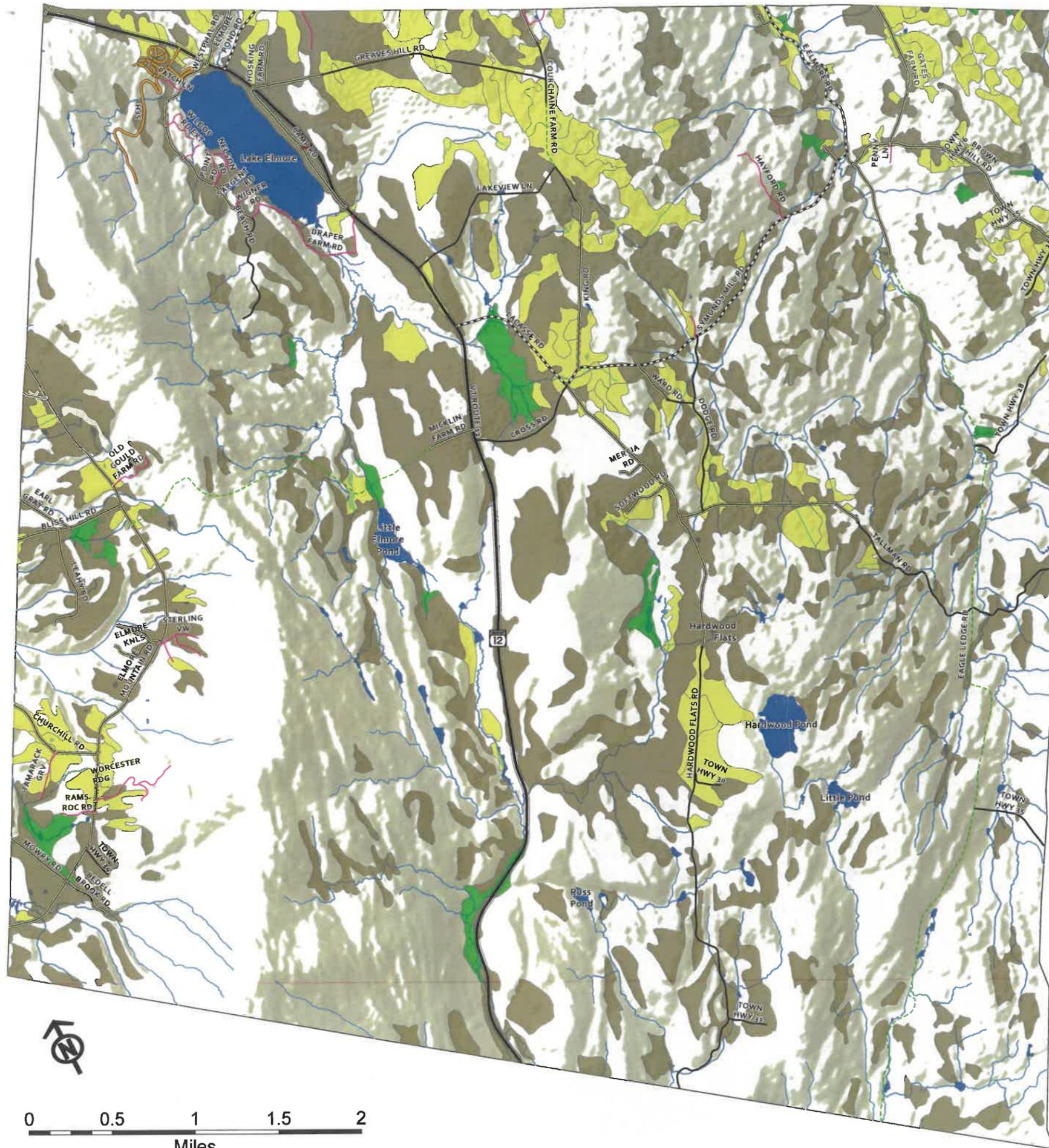
Elmore Town Plan, 2026

-  Prime Agricultural Soil
 -  Prime (b) Agricultural Soil
 -  Soils of Statewide Importance
- 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
 -  Lake/Pond
 -  Stream/River



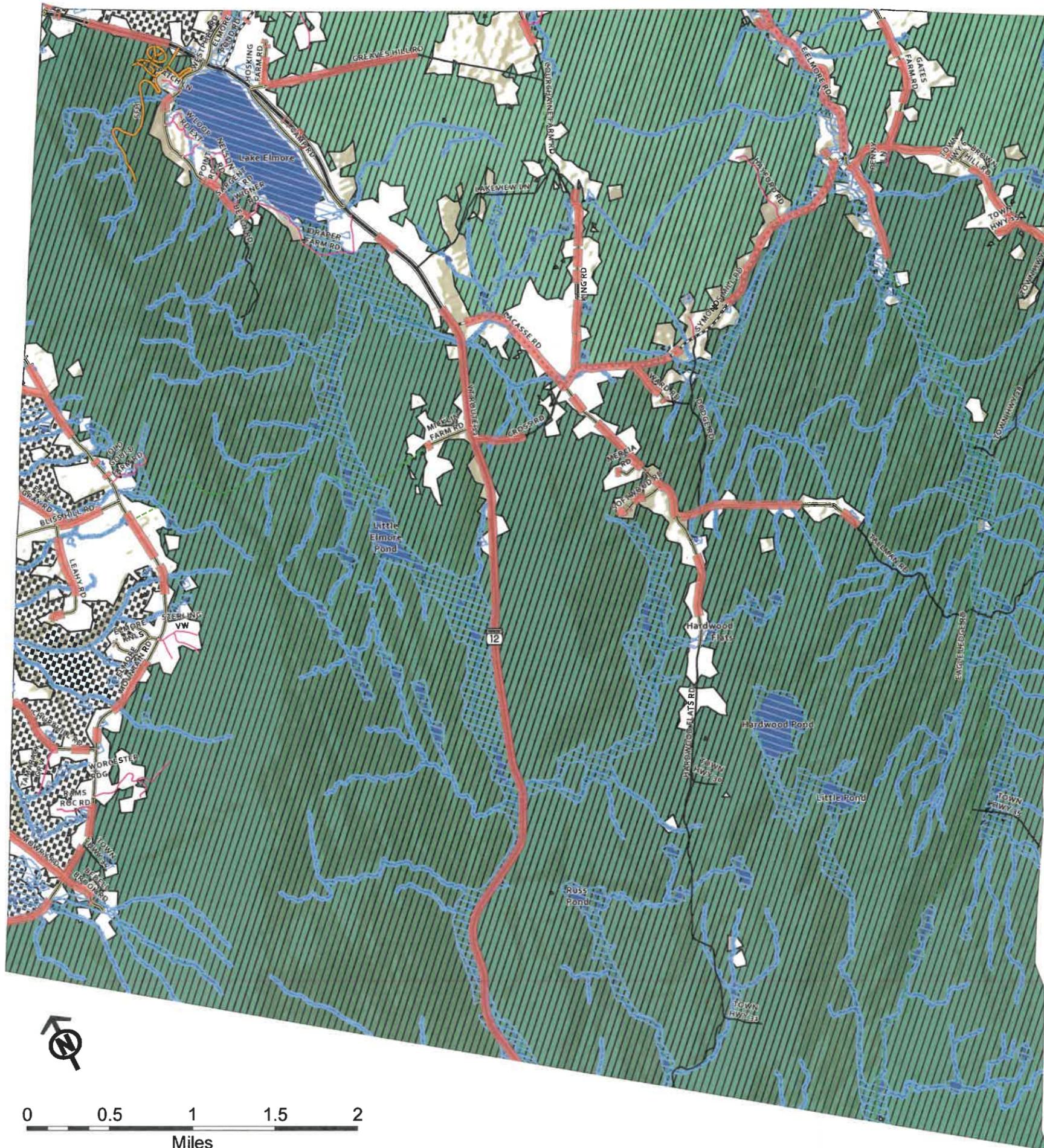
For Planning purposes only. Not for regulatory interpretation.

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
 SOILS: VT Data - NRCS Soil Survey Units, VCGI, 2022

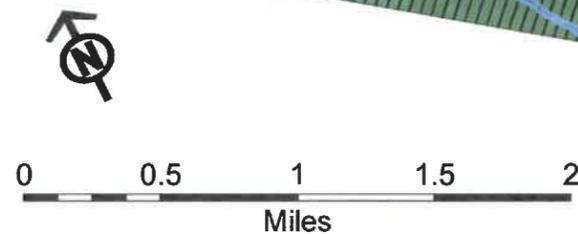
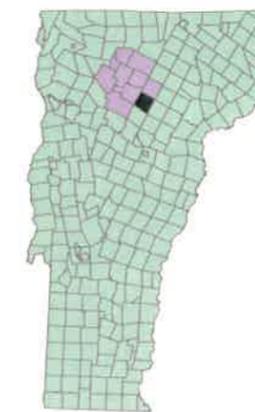


Land Use and Forest Blocks

Elmore Town Plan, 2026



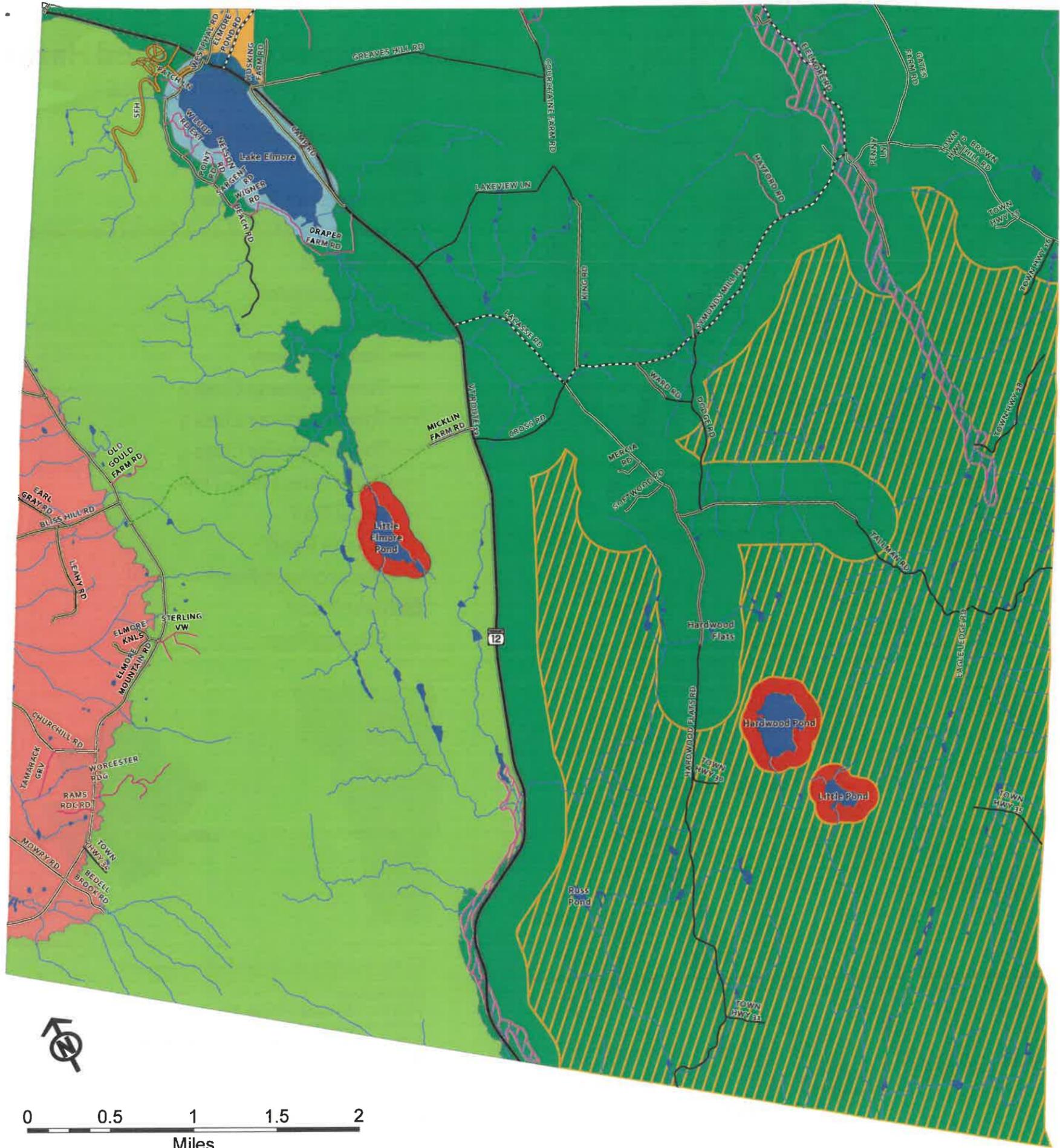
- Riparian Wildlife Connectivity
 - Highest Priority Wildlife Crossings
 - Priority Wildlife Crossings
 - Highest Priority Connectivity Blocks
 - Priority Connectivity Blocks
 - Highest Priority Forest Blocks
 - Priority Interior Forest Blocks
- Road Class**
- State Highway
 - Town Highway Class 2
 - Town Highway Class 3
 - Town Highway Class 4
 - State Forest Highway
 - Legal Trail
 - Private Road
 - Discontinued Road
 - Lake/Pond
 - Stream/River



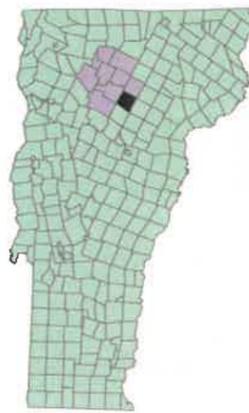
DATA SOURCES:
 POLITICAL BOUNDARIES: VT Data - Town Boundaries, VCGI, 2024
 ROADS: VT Road Centerline, VTrans, 2021
 SURFACE WATER: National Hydrography Dataset 1:24000, USGS, 2024
 FOREST BLOCKS, RIPARIAN CORRIDORS, & CONNECTIVITY BLOCKS: Habitat Blocks, VANR, VCGI, 2024

Zoning and Land Use

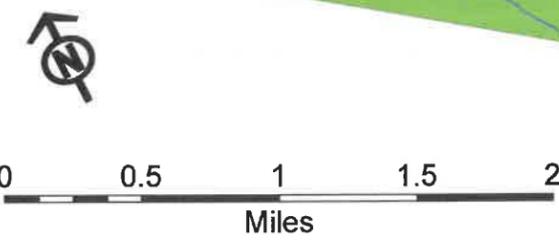
Elmore Town Plan, 2026



- Remote Area Overlay
- Flood Hazard Overlay
- Zoning District**
- Developed Shoreland District
- Developed Shoreline Village District
- Forest Reserve District
- Rural-East District
- Rural-West District
- Undeveloped Shoreland District
- Village District
- 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
- Lake/Pond
- Stream/River

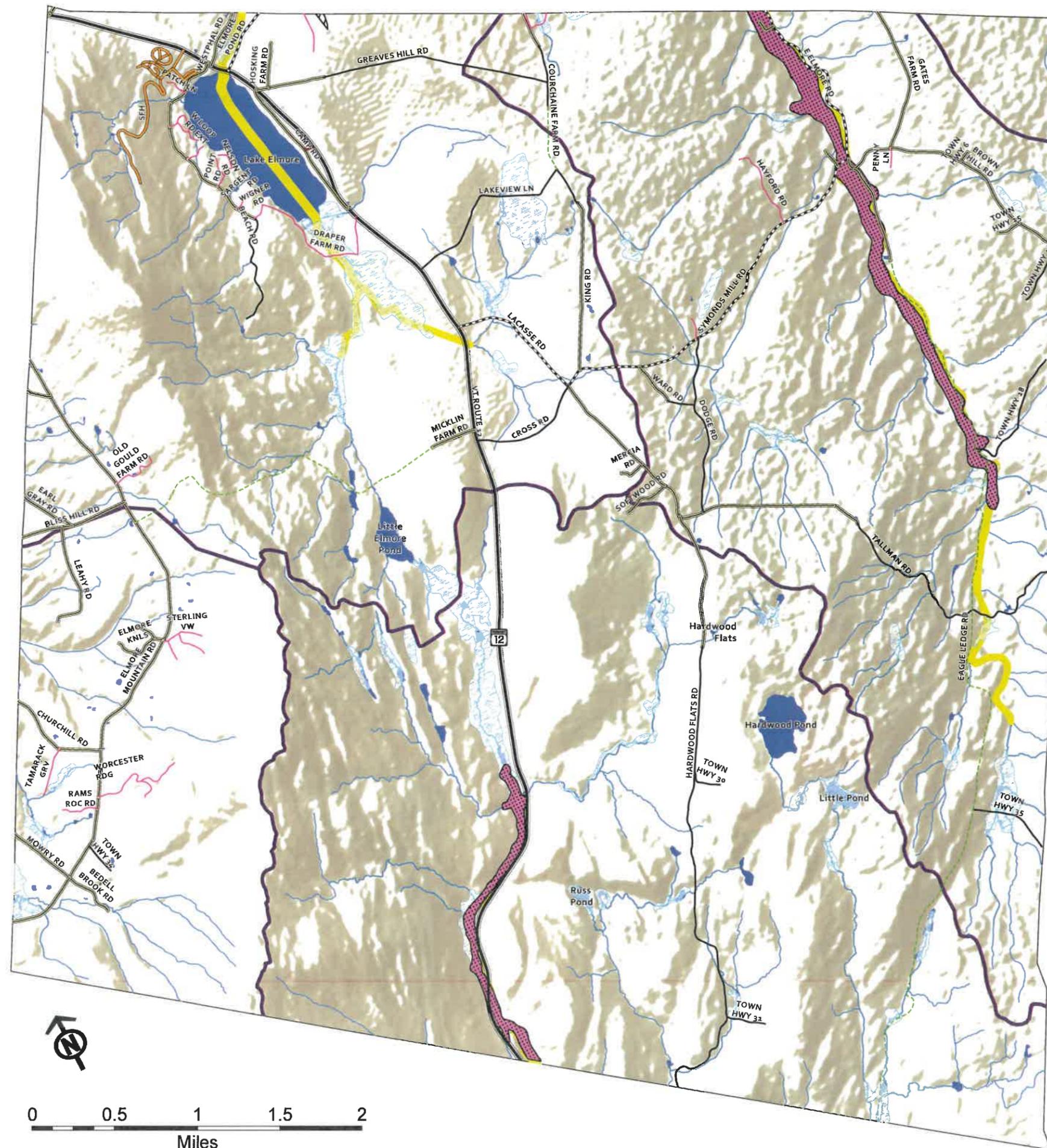


DATA SOURCES:
 POLITICAL BOUNDARIES: VT Data - Town Boundaries, VCGI, 2024
 ROADS: VT Road Centerline, VTrans, 2021
 SURFACE WATER: National Hydrography Dataset 1:24000, USGS, 2024
 ZONING AND OVERLAY DISTRICTS: Elmore Zoning Bylaw, 2020

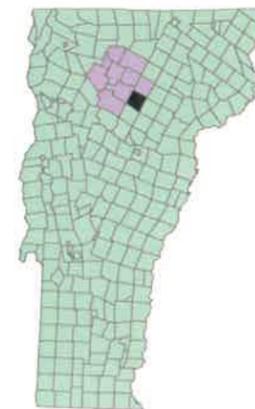


Water Resources and Flood Hazards

Elmore Town Plan, 2026



- Flood Hazard Overlay
- 100-Year Flood Zone
- Watershed Boundary
- Ground Water Source Protection Area
- Wetlands
- River Corridor
- 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
- Lake/Pond
- Stream/River



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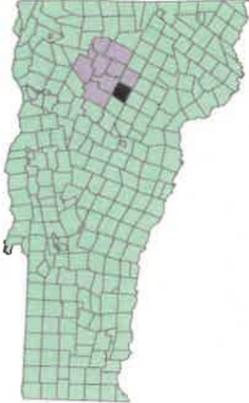
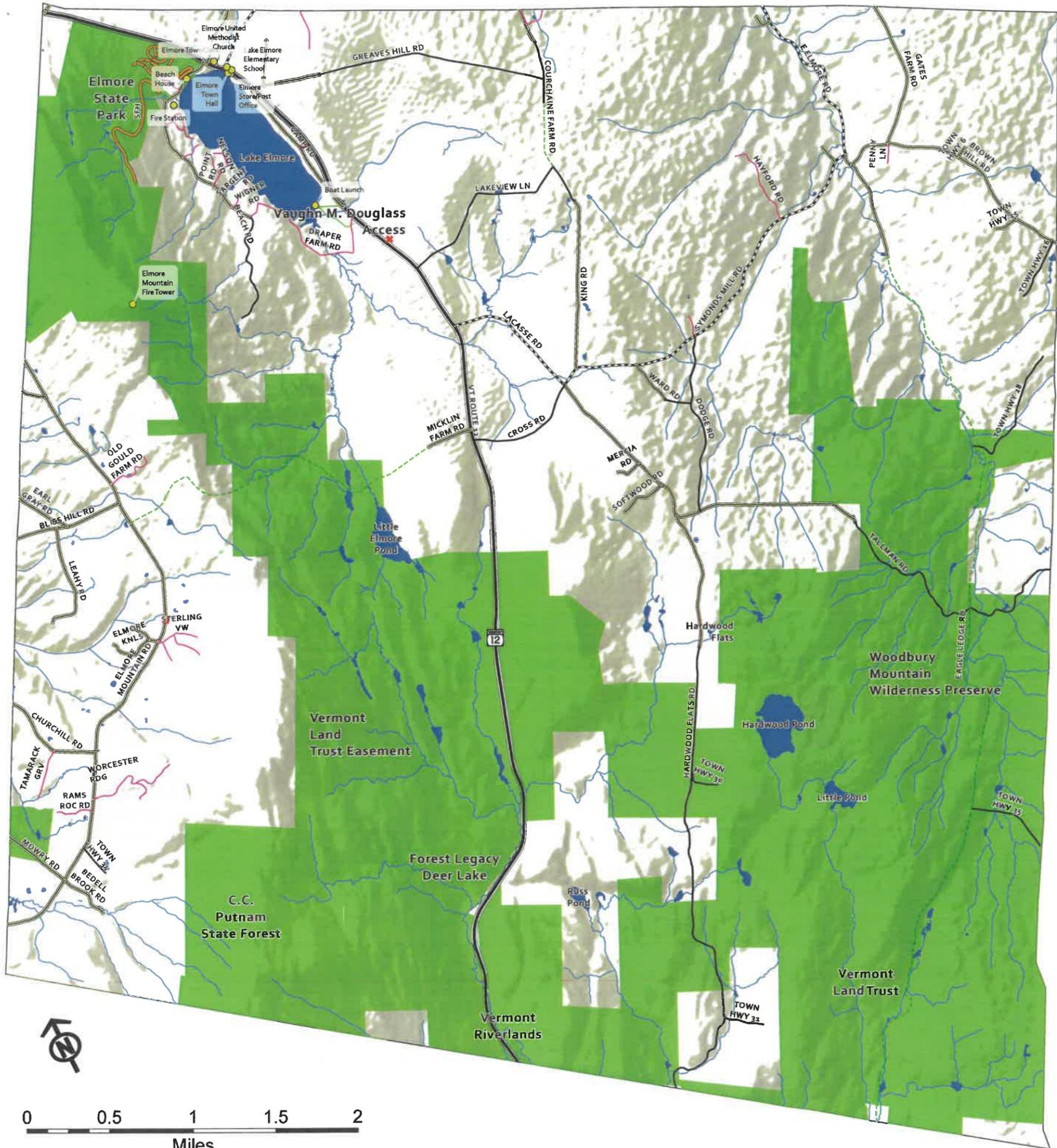
DATA SOURCES:
 POLITICAL BOUNDARIES: VT Data - Town Boundaries, VCGI, 2024
 ROADS: VT Road Centerline, VTrans, 2021
 SURFACE WATER: National Hydrography Dataset 1:24000, USGS, 2024
 FLOOD ZONE: Digitized version of 1987 FEMA FIRM
 RIVER CORRIDOR: River Corridors, VANR, VCGI, 2019
 GROUND WATER PROTECTION AREA: Ground Water SPA, VANR, VCGI, 2016
 WETLANDS: VSWI Wetlands Class Layer, VANR, VCGI, 2023
 OVERLAY DISTRICTS: Elmore Zoning Bylaw, 2020



Community Facilities

Elmore Town Plan, 2026

-  Cemetery
-  Community Facilities
-  Public Land
- 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
-  Lake/Pond
-  Stream/River



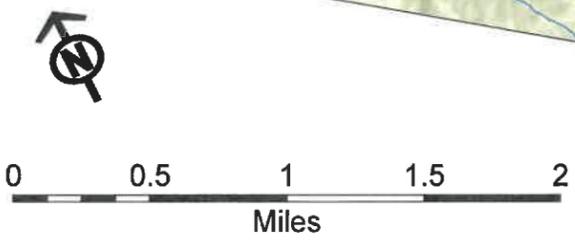
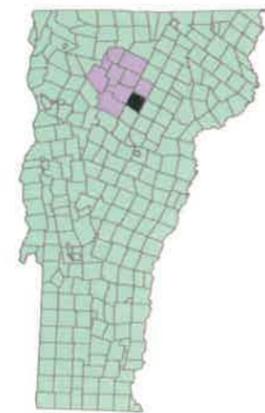
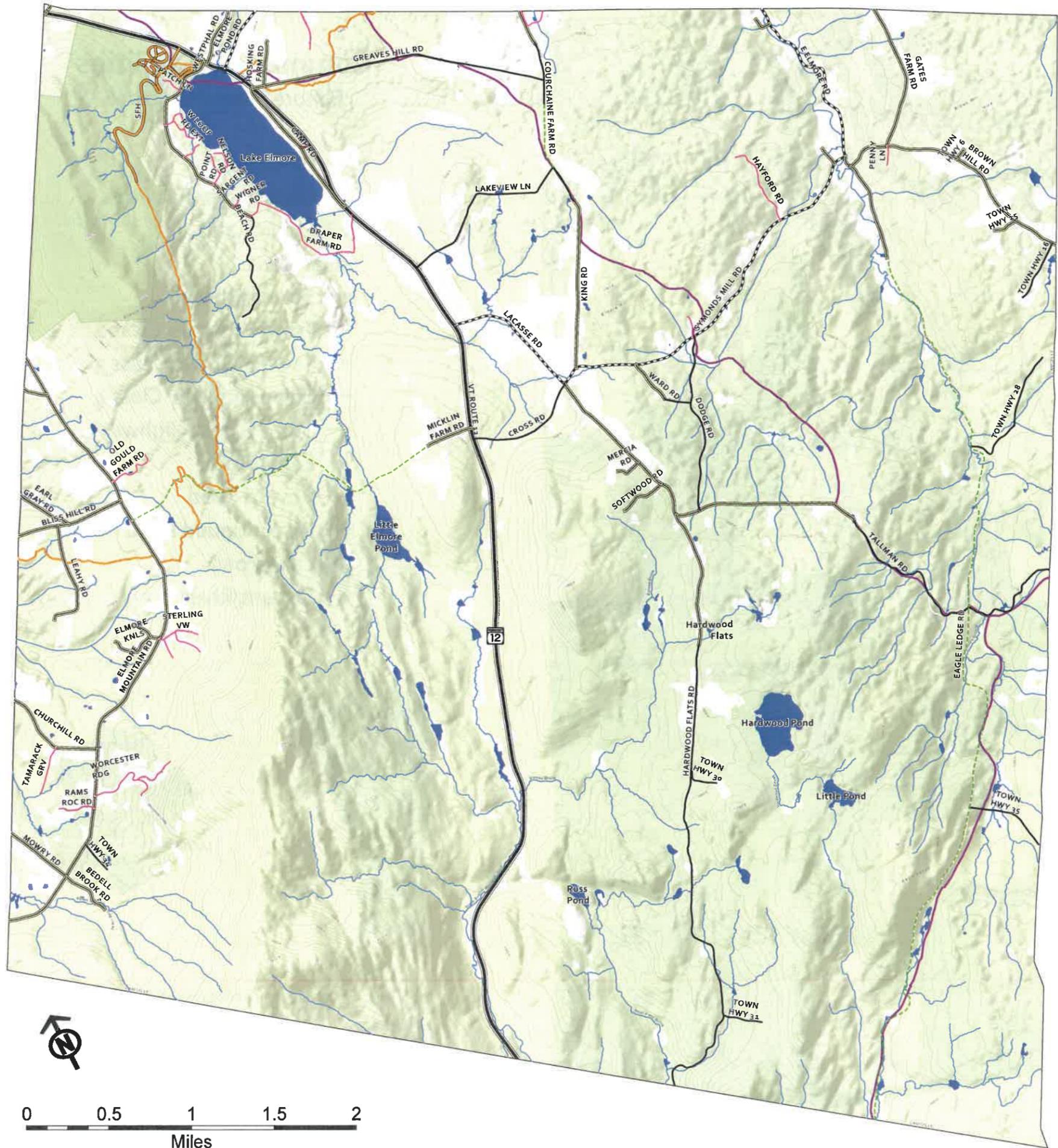
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 POLITICAL BOUNDARIES: VT Data - Town Boundaries, VCGI, 2024
 ROADS: VT Road Centerline, VTrans, 2021
 SURFACE WATER: National Hydrography Dataset 1:24,000, USGS, 2024
 PUBLIC LAND: Conserved Land Inventory, VANR, VCGI, 2024
 COMMUNITY FACILITIES: VT Data - Eg11 Site Locations (address points), VCGI, 2025

Transportation

Elmore Town Plan, 2026

-  Catamount Trail
-  VAST
- 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
-  Lake/Pond
-  Stream/River

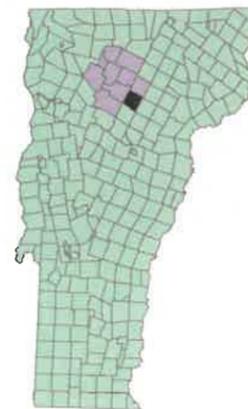
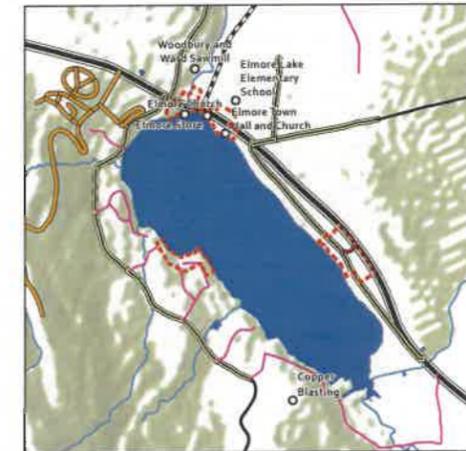


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 POLITICAL BOUNDARIES: VT Data - Town Boundaries, VCGI, 2024
 ROADS: VT Road Centerline, VTrans, 2021
 SURFACE WATER: National Hydrography Dataset 1:24000, USGS, 2024
 TRAILS: Trails, VANR, 2022

Historic Districts

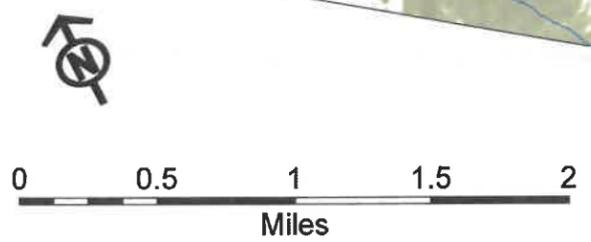
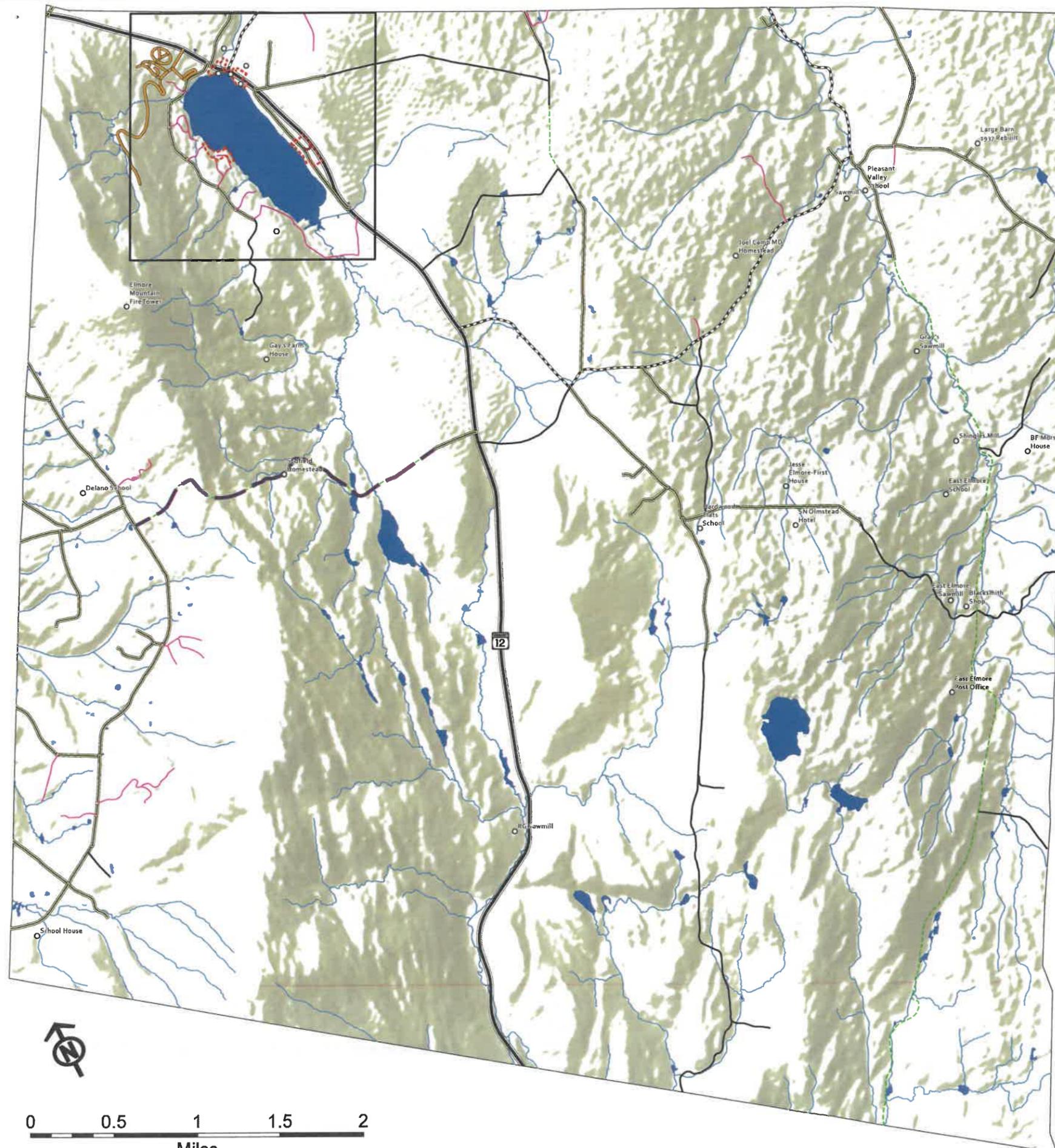
Elmore Town Plan, 2026

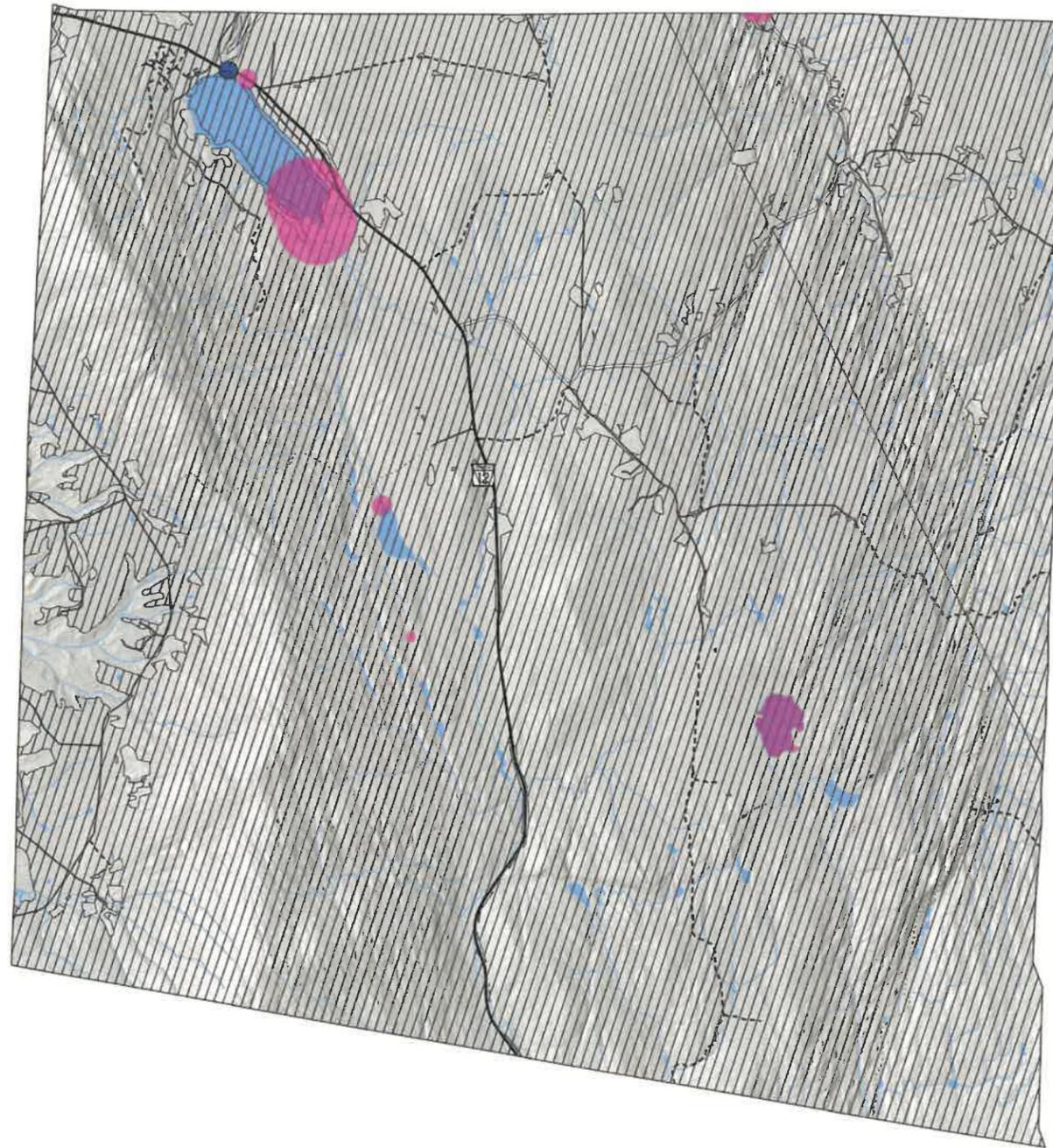
- | | |
|------------------------------|------------------------|
| ○ Historic Sites | — Town Highway Class 4 |
| --- Historic Road | — State Forest Highway |
| ⬡ Historic District Boundary | --- Legal Trail |
| Road Class | |
| == State Highway | — Private Road |
| --- Town Highway Class 2 | — Discontinued Road |
| == Town Highway Class 3 | ■ Lake/Pond |
| | — Stream/River |



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DATA SOURCES:
 POLITICAL BOUNDARIES: VT Data - Town Boundaries, VCGI, 2024
 ROADS: VT Road Centerline, VTrans, 2021
 SURFACE WATER: National Hydrography Dataset 1:24000, USGS, 2024
 HISTORIC DISTRICTS: VT State Register Historic Districts, ACCD, VCGI, 2020
 HISTORIC SITES: Elmore Historic Society





Elmore Renewable Energy Potential: Hydroelectric

This map illustrates potential for energy development but not necessarily suitability

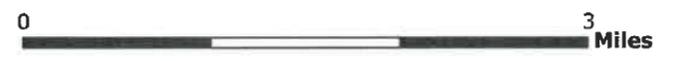
Hydroelectric Facilities	Energy Infrastructure
Operational Facilities	Substations
Potential sites	3 Phase Power Lines
<50 kW Capacity	Transmission Lines
>50 kW Capacity	<small>3 Phase power line data for areas served by Morrisville Water and Light was not available.</small>

Hydroelectric Likely Unsuitable
Areas with low hydroelectric potential or environmental constraints have been removed and are not shown in any way on this map.

Streams	State Highway
Waterbodies	Class 2 Road
Town Boundary	Class 3 Road
Possible Constraints	Class 4 Road
Known Constraints	Private Road
	Legal Trail

Methodology
This map shows areas of resource potential for renewable energy generation from hydroelectric, i.e. dams that could be converted into hydroelectric facilities as well as active hydroelectric sites. Existing hydroelectric dam information was extracted from the Vermont Dam Inventory, while potential hydroelectric sites were derived from a study conducted by Community Hydro 2007. Based on estimates conducted within the report, this map categorizes dams based on their potential hydroelectric generation capacity, and the downstream hazard risk that would be involved in hydroelectric production at each site.

Data Sources:
 POTENTIAL HYDROELECTRIC SITES: VCGI, 2020
 SUBSTATIONS: VCGI, 2017
 3 PHASE POWER LINES: Data from town utilities, Vermont Electric Co-op, and Green Mountain Power
 POLITICAL BOUNDARIES: 1:24000 USGS Quadrangles, VCGI, 1991.
 ROADS: 1:5000 VTrans Road Data, 2021.
 SURFACE WATER: On-screen digitized from 1:5000 digital orthophotos using USGS 7 1/2' quadrangles and 1:20000 color Infrared aerial photography as additional source material, VCGI for VHD-USGS, 2001.
 Map created by LCPC, 2024



Elmore Renewable Energy Potential: Regional Considerations



Sites identified in Municipalities energy plans as preferred for certain types of energy generation

- ★ Preferred Combined Heat and Power Generation Sites
- ★ Preferred Solar Sites

Energy Infrastructure

- Substations
- 3 Phase Power Lines
- Transmission Lines

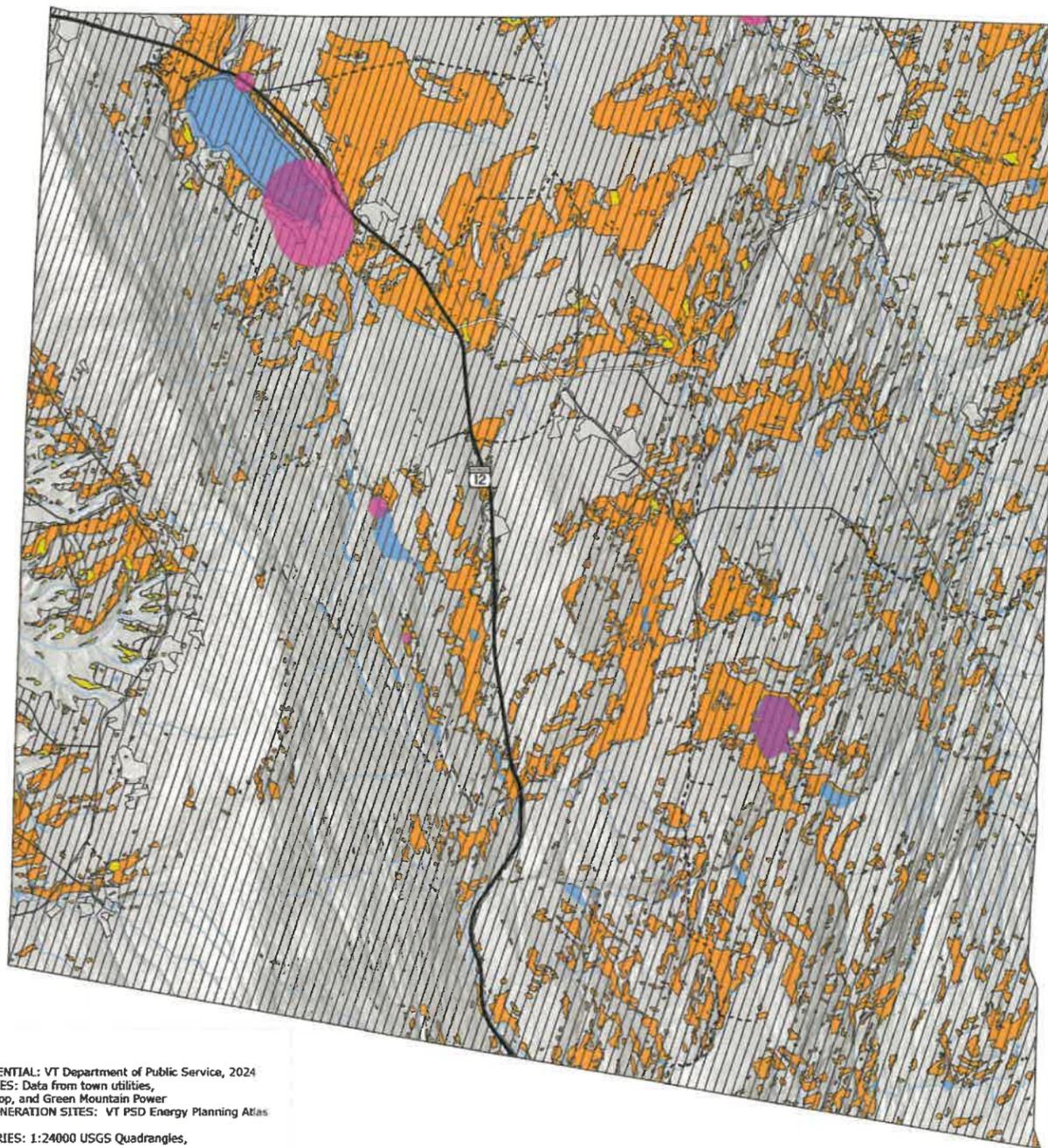
3 Phase power line data for areas served by Morrisville Water and Light was not available.

Other Regional Considerations

- Ground Water Source Protection Areas: Zones 1, 2 and 3
- Additional High Priority Forest Blocks
- Highest Priority Forest Blocks
- State Highway
- Class 2 Road
- Class 3 Road
- Class 4 Road
- Private Road
- Legal Trail

DATA SOURCES:
 GROUNDWATER SOURCE PROTECTION AREAS: VCGI, 2017
 ADDITIONAL HIGH PRIORITY FOREST BLOCKS: Working Forest Lands not within in High Priority Interior Forest Blocks, VCGI, 2017
 SUBSTATIONS: VCGI, 2017
 3 PHASE POWER LINES: Data from town utilities, Vermont Electric Co-op, and Green Mountain Power
 POLITICAL BOUNDARIES: 1:24000 USGS Quadrangles, VCGI, 1991.
 ROADS: 1:5000 VTrans Road Data, 2021.
 SURFACE WATER: On-screen digitized from 1:5000 digital orthophotos using USGS 7 1/2' quadrangles and 1:20000 color infrared aerial photography as additional source material, VCGI for VHD-USGS, 2001.
 Map created by LCPC, 2024





DATA SOURCES:
 SOLAR ENERGY POTENTIAL: VT Department of Public Service, 2024
 3 PHASE POWER LINES: Data from town utilities, Vermont Electric Co-op, and Green Mountain Power
 EXISTING SOLAR GENERATION SITES: VT PSD Energy Planning Atlas 2024
 POLITICAL BOUNDARIES: 1:24000 USGS Quadrangles, VCGI, 1991.
 ROADS: 1:5000 VTrans Road Data, 2021.
 SURFACE WATER: On-screen digitized from 1:5000 digital orthophotos using USGS 7 1/2' quadrangles and 1:20000 color infrared aerial photography as additional source material, VCGI for VHD-USGS, 2001.

Map created by LCPC, 2024



Lamoille County Renewable Energy Potential: Solar

This map illustrates potential for energy development but not necessarily suitability

Solar Energy Potential		Energy Infrastructure	
Prime Solar	Secondary Solar	Substations	3 Phase Power Lines
Unsuitable for Solar Development		Transmission Lines	
Existing Solar Energy Generation Sites		3 Phase power line data for areas served by Morrisville Water and Light was not available.	
Solar Energy Generation Sites		Solar generation sites with >15kw capacity are shown. Sites of all sizes are mapped at http://www.vtenergydashboard.org/	

Streams	State Highway
Waterbodies	Class 2 Road
Town Boundary	Class 3 Road
Possible Constraints	Class 4 Road
Known Constraints	Private Road
	Legal Trail

Methodology
 This map shows areas of resource potential for renewable energy generation from solar, i.e. locations where renewable energy generation would likely be most feasible according to the natural conditions of an area. This map also considers various other conditions, such as ecological zones, that may impact the feasibility of renewable energy development. These conditions are referred to as constraints.

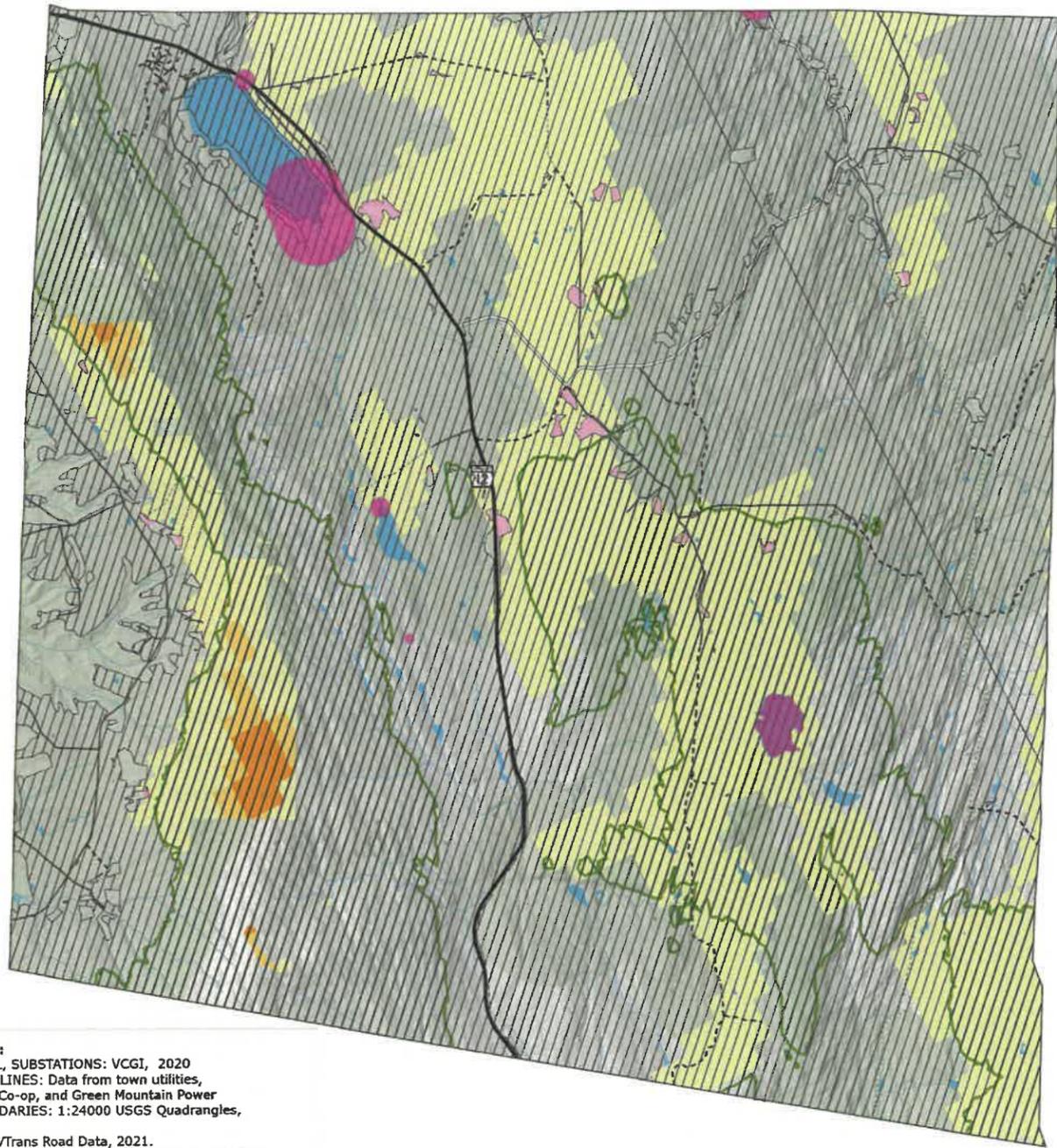
Prime Solar
 Areas with high solar potential and no environmental constraints.

Secondary Solar
 Areas with high solar potential and environmental constraints that may pose an obstacle to development. These areas are shown on the map and include the following constraints:

- Agricultural soils (local, prime and statewide classifications)
- FEMA special flood hazard areas
- Protected lands
- Act 250 agricultural soil mitigation areas
- Deer wintering yards
- Highest priority forest blocks
- Hydric soils

Lamoille County Renewable Energy Potential: WIND

This map illustrates potential for energy development but not necessarily suitability



Wind Energy Potential

- Prime Wind
- Secondary Wind
- Unsuitable for Wind Development

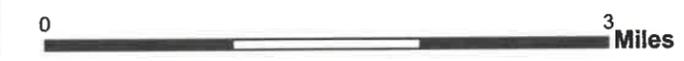
Energy Infrastructure

- Substations
- 3 Phase Power Lines
- Transmission Lines

3 Phase power line data for areas served by Morrisville Water and Light was not available.

- Elevation above 1500 feet
- 1 km Residential Buffer
- Streams
- Waterbodies
- Town Boundary
- Possible Constraints
- Known Constraints
- State Highway
- Class 2 Road
- Class 3 Road
- Class 4 Road
- Private Road
- Legal Trail

DATA SOURCES:
WIND POTENTIAL, SUBSTATIONS: VCGI, 2020
3 PHASE POWER LINES: Data from town utilities, Vermont Electric Co-op, and Green Mountain Power
POLITICAL BOUNDARIES: 1:24000 USGS Quadrangles, VCGI, 1991.
ROADS: 1:5000 VTrans Road Data, 2021.
SURFACE WATER: On-screen digitized from 1:5000 digital orthophotos using USGS 7 1/2' quadrangles and 1:20000 color infrared aerial photography as additional source material, VCGI for VHD-USGS, 2001.
ELEVATION ABOVE 1500 FT: Derived from VCGI LIDAR
1 KM RESIDENTIAL BUFFER: Created using residential locations from E911 site data, VCGI/E911 site board, 2017
Map created by LCPC, 2024
Data has not been field verified and is subject to change. Use for planning purposes only.



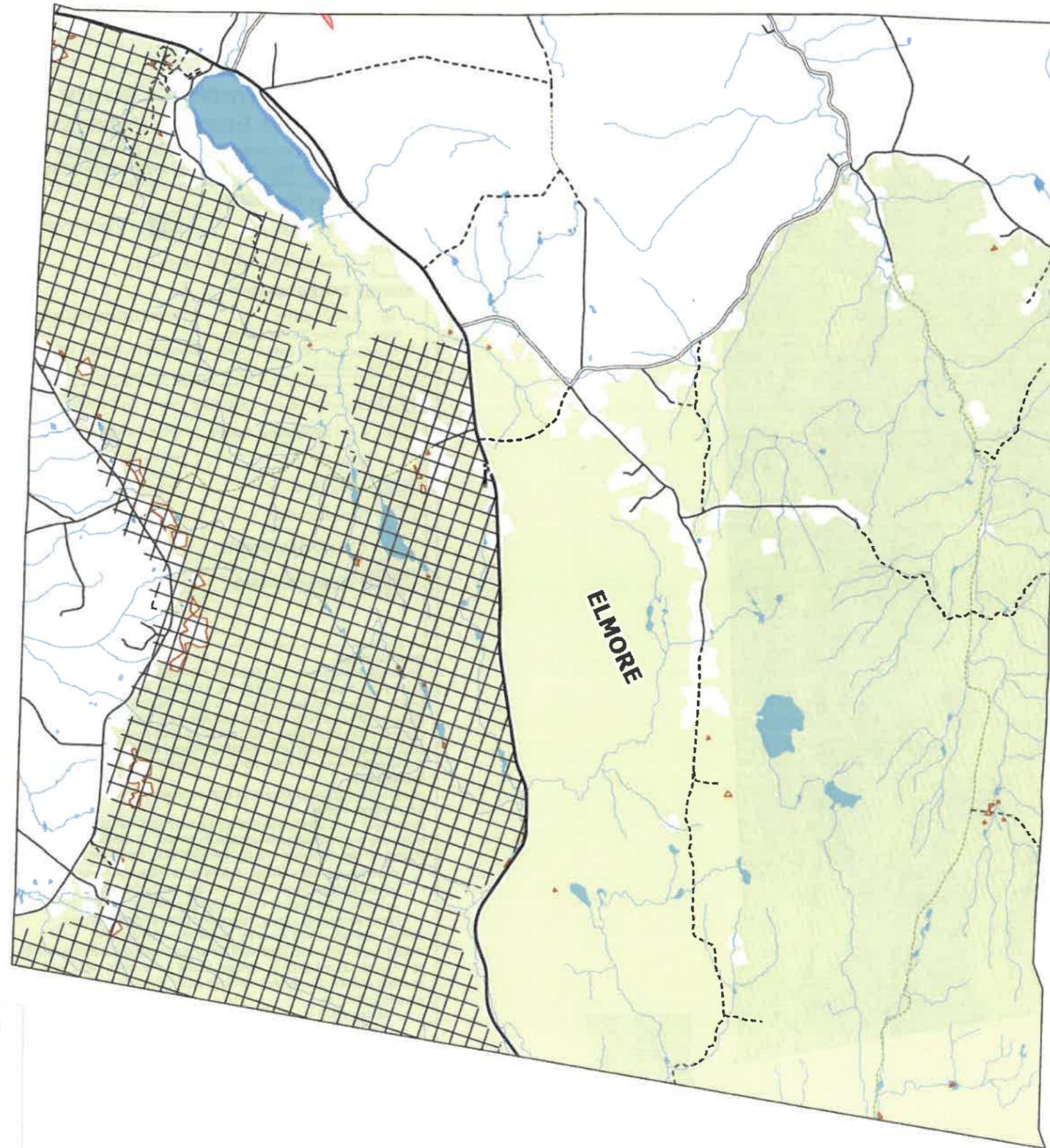
Methodology
This map shows areas of resource potential for renewable energy generation from wind, i.e. locations where renewable energy generation would likely be most feasible according to the natural conditions of an area. This map also considers various other conditions, such as ecological zones, that may impact the feasibility of renewable energy development. These conditions are referred to as constraints.

Prime wind
Areas with high wind potential and no environmental constraints.

Secondary wind
Areas with high wind potential and environmental constraints that may pose an obstacle to development. These areas are shown on the map and include the following constraints:
Agricultural soils (local, prime and statewide classifications), FEMA special flood hazard areas, Protected lands, Act 250 agricultural soil mitigation areas, Hydric soils, Deer wintering yards, Highest priority forest blocks

Areas where wind energy is likely unsuitable
Areas with low wind potential or environmental constraints likely to prohibit development. These areas have been removed and are not shown in any way on this map. Environmental constraints are:
Vernal Pools from VCE (potential and probable layers)
• FEMA Special Flood Hazard Areas
• Protected Lands (State fee lands and private conservation lands)
• Deer Wintering Areas
• Surface Water and Riparian Areas - Highest Priority
• Hydric Soils
• Regionally or Locally Identified Resources

Elmore Renewable Energy Potential: Municipal and Regional Considerations



Sites identified in Municipalities energy plans as preferred for certain types of energy generation

Energy Infrastructure

- Substations
- 3 Phase Power Lines
- Transmission Lines
- Streams
- Waterbodies
- Town Boundary

3 Phase power line data for areas served by Morrisville Water and Light was not available.

- Preferred Combined Heat and Power Generation Sites
- Preferred Solar Sites

- State Highway
- Class 2 Road
- Class 3 Road
- Class 4 Road
- Private Road
- Legal Trail

Other Municipal/Regional Considerations

- Ground Water Source Protection Areas: Zones 1, 2 and 3
- Additional High Priority Forest Blocks
- Highest Priority Forest Blocks
- Elmore Forest Reserve District

DATA SOURCES:

GROUNDWATER SOURCE PROTECTION AREAS: VCGI, 2017
 ADDITIONAL HIGH PRIORITY FOREST BLOCKS: Working Forest Lands not within in High Priority Interior Forest Blocks, VCGI, 2017
 SUBSTATIONS: VCGI, 2017
 3 PHASE POWER LINES: Data from town utilities, Vermont Electric Co-op, and Green Mountain Power
 POLITICAL BOUNDARIES: 1:24000 USGS Quadrangles, VCGI, 1991.
 ROADS: 1:5000 VTrans Road Data, 2021.
 SURFACE WATER: On-screen digitized from 1:5000 digital orthophotos using USGS 7 1/2' quadrangles and 1:20000 color infrared aerial photography as additional source material, VCGI for VHD-USGS, 2001.
 Map created by LCPC, 8/4/25

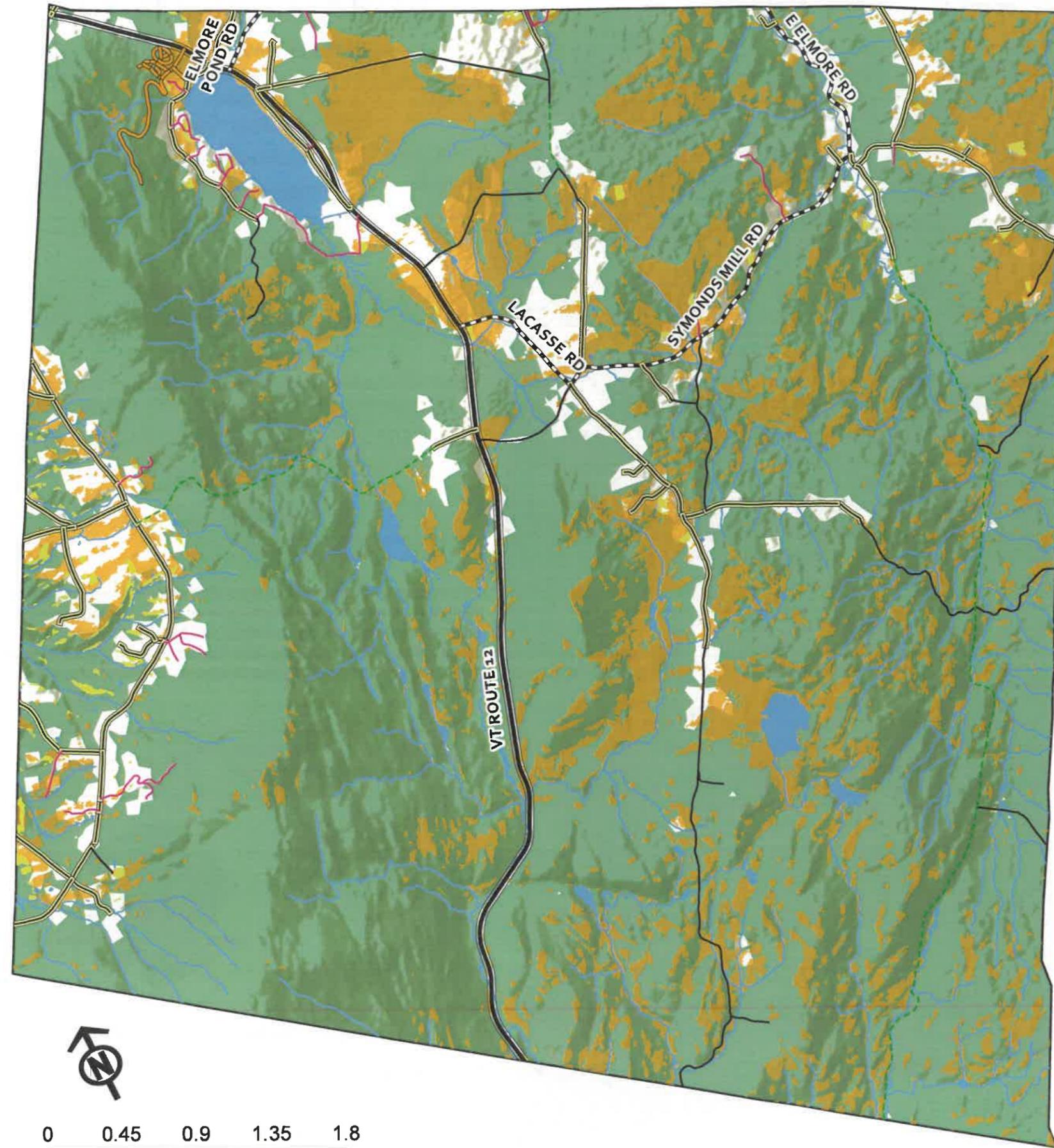


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Solar Generation Targets

Elmore Town Plan, 2026

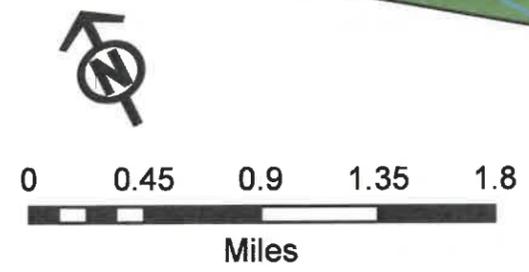
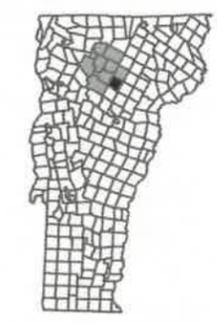


Legend

- 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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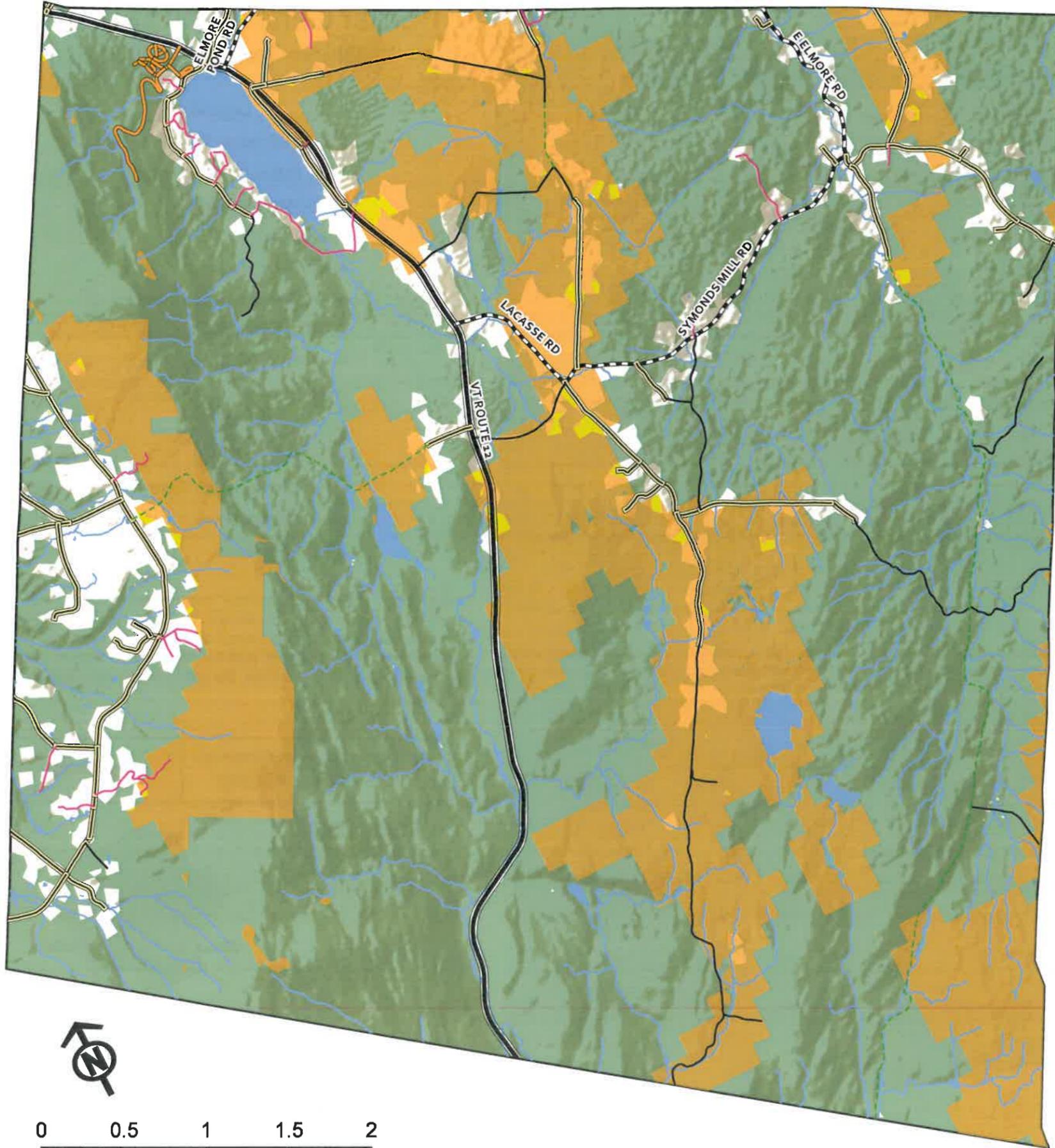


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 POLITICAL BOUNDARIES: VT Data - Town Boundaries, VCGI, 2024
 ROADS: VT Road Centerline, VTrans, 2021
 SURFACE WATER: National Hydrography Dataset 1:24000, USGS, 2024
 SOLAR POTENTIAL: VT Department of Public Service, 2024
 HABITAT BLOCKS: VT Agency 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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 SOLAR POTENTIAL: VT Department of Public Service, 2024
 HABITAT BLOCKS: VT Agency of Natural Resources, 2024

