TOWN OF ELMORE, VT
Meeting of the Elmore Select Board

Meeting Date: Wednesday, November 11, 2026 @ 6:00pm
Meeting Type: Regular
Minutes: Draft

ESB Members: Glenn Schwartz (Chair), Sharon Fortune (Clerk), Trevor Braun, Michel Lacasse (Elmore Road Commissioner)

Meeting held at the Elmore Town Office and by Zoom.

AGENDA
CALL TO ORDER: Chairman- 6:00 pm

- **Review/approve previous meeting's minutes** 10/14/26- Motion-Schwartz Seconded-Braun approved unanimously

- **Review additions or deletions to today's agenda- None**

- **Conflict of Interest for agenda items-None**

1. SPECIAL TOPICS

a. DISCUSSION: Lamoille County Longterm Flood Mitigation & Resiliency Planning & Project Development
Victoria Hellwig- Tori (regional planner) presented new 1million $ grant for flood mitigation and resiliency planning
Four assistance categories available-
*General planning and technical assistance
*infrastructure technical assistance
*Housing technical assistance
*Critical facilities and services assessment

Potential projects discussed for Elmore:
*Flood bylaws and river bylaw updates
*Enrolling in full regular NFIP (National Flood insurance program), currently on emergency program
*Public water system extensions or wastewater feasibility study
*Vision/reuse plan for incoming FeMa buyout parcel (2342 simons Mill Road, town takes ownership December 16.
*Town context noted:14 properties on public water, all others on septic, no realistic wastewater expansion
*Planning commission flagged as worth looping in , especially given zoning work with Seth Jensen
*Grant window:4 years

b. DISCUSSION: EMS Update -Audet-Updated contract figure: $85,191 (up from $65,000 last year)
Increase drivers
Health insurance costs not included in original figure
Union step increase (1.6 percent) plus CPI
Rising operational costs
*Budget methodology: uses FY 25/26 revenue actuals and FY 26/27 know salary costs, plus five years of call data
*Elmore had 43 calls out of 1, 025 total , costs roughly $2,000 per call
*If Wolcott joins, Elmore's share should decrease slightly (Wolcott's portion estimate at roughly half of Elmore's)
*EMSstaffing: 6 full time, 13 per diem, 1 vacancy, no volunteers

*Two ambulances, one staffed, mutual aid Northern EMS, Johnson/Stowe covers simultaneous calls
*Concern raised about historical billing gaps: Morrisville had not been billing Wolcott for Jader Road/Elmore Pond Road coverage for years.
*Final numbers expected by December:budget placeholder accepted for now.

c. DISCUSSION: Possible relocation of March 27 Town Meeting to the Elmore Church-
Better parking, bathrooms, capacity up to 160 vs town hall @ 105.
FD auxiliary will provide sandwiches/light dinner around 5 pm.
Babysitting may be available
Zoom setup needed, church has internet

Motion to hold town meeting 2027 @ Elmore Church by Schwartz, seconded Fortune, passed unanimously

2. ACTIVE ITEMS

a. Review Action Item List -Schwartz
*No word on grant for ramp and stair replacement- Braun
*Shoreline restoration plans on hold for now
*Hardwood flats logging update- Fortune- See attached e mail from Richard Carbonetti

b. New Highway Employee search -LaCasse (See attached report)
*Michael Reno hired on hourly basis through April 30th. 8+ yrs experience
*Assigned green freighterliner, covering Elmore Mt and village routes
*Potential second hire in pipeline- needs CDL upgrade, would start after April
*Truck 2 (old blue) ECM reprogrammed At Charlie Boys
*Bliss Hill road improvement praised
*Grader work still needed on E Elmore, Simmons Mill, Brown Hill
*Shoreline restoration design underway, cost just under $10,000, plan expected December/ January

C. Elmore Capital Advisory Board & Equipment- R. Tomlin
*Both committees met same day
*Plan to set aside reserves for next 25 years covering fire and road departments
*Proposed tax increase: 2.2 cents per $100 assessed value-Average Elmore property is ($489K)- Would be $106 year increase, stays in base going forward
*Public meeting: November 18, 6:00 pm. Elmore Town hall
*Handout being finalized: will be posted online before meeting
*Assumptions:2.5 % inflation on equipment, 3% return on reserves (government bonds)
*Old town garage demolition complete: contractor graded site:spring regarding planned.

D. Wetlands Issue at Garage Facility -Schwartz-Several meetings with new designer for restoration plan
Price about $10,000 , work to be done in spring
Plans are moving forward

3. **CONTINUING ACTIVE ITEMS**

Road Commissioner's Report- LaCasse- See attached
Zoning Report-Burnham- See attached

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Other Business:

*Cell Coverage-Braun- Ongoing talks with Verizon &AT&T
*Propane costs- Recommendation to lock in pricing in early August-review propane supplier pricing for town buildings.
*Cascade Trails volunteer Day (See attached flier)
*Promote November 18 capital planning public meeting
*Add town meeting relocation to town report and meeting wanings
*Contact conservation district about Little Elmore endangered species survey . Assess whether a survey is warranted ahead of future development in that area

4. **NON-AGENDA/OTHER ITEMS**
    - **a.** Routine Administrative, operations items and payment approvals.

5. EXECUTIVE SESSION:

Next meeting: December 9, 2026 @ 6:00pm. Requests to be on the SB agenda must be received by the Chair before the last Friday of the preceding month.

Minutes Respectfully Created and Submitted by :

Sharon Fortune

Town Of Elmore
Meeting Attendance Record

ENTER MEETING DATE:	11/11/26
ENTER MEETING NAME:	Select Board Mtg

YOUR NAME (printed)	CHECK ALL THAT APPLY — REASON FOR ATTENDING: Observer	Interested Party	Principal Party	Expert or Consultant	Reason for Attendance — WHY ARE YOU ATTENDING?
Glenn Schwartz			✓		SB Member
Stephen Nothing		✓			
Adam Audet					EMS / FD
Don Valentine	✓				
Sharon Fortune			✓		EMS / S. Board
Michel Lacasse			✓		R.C.
[illegible]					
Nancy Davis					
Victoria Helwig					LCPC CDBG-DR Planning Grant
Michael Miller					

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YOUR NAME (printed)	CHECK ALL THAT APPLY — REASON FOR ATTENDING: Observer	Interested Party	Principal Party	Expert or Consultant	Reason for Attendance — WHY ARE YOU ATTENDING?
Lauren Temple		✓			
Cheryl Schwartz	✓				
Dawn + George Kress	✓				
Randy Lamy		✓			
Trevor Brown			✓		ESB

11/11/2026

1. Item ID = 7 Digits (Month + Date + Year) - date proposed
2 Status = N = New, A =Active, C = Completed I = Inactive

Item ID	Status	Proposed by	Description	Responsibility	Status
	A	G. Schwartz	Estimate for ramp and stair replacement at Town Hall	T. Braun	Waiting to hear about submitted grar
50426.1	A	C. Burnham	Shoreline Restoration at Existing Garage	C. Burnham	No progress
1015.26.1	A	Select Board	Distribute Town Appropriation Policy to all Social Services	Sandra/Sharon D.	
1015.26.2	A	Select Board	Hardwood Flats Road Logging Update	Sharon F	Report Monthly

Outlook

EMS Data

From Adam Audet <aaudet45@yahoo.com>
Date Mon 11/9/2026 10:34 AM
To Glenn Schwartz <gschwartz@elmorevt.org>; Trevor Braun <tbraun@elmorevt.org>; Sharon Fortune <sfortune@elmorevt.org>

1 attachment (72 KB)
Runs by town 26.pdf;

Morning,

Attached you will find the call volume for Morristown EMS from July 1, 2026, through September 30, 2026, including breakdown of the communities in which responses occurred.

Below is the department's current staffing breakdown, including the number of full-time and per-diem employees, as well as any existing vacancies.

Current Staffing Information

- Full-time employees: 6
  - 3 Paramedics
  - 3 AEMTs
- Per diem employees: 13
  - 2 EMTs
  - 11 AEMTs
- Current vacancy: 1 Full-Time Paramedic

Morristown EMS does not currently employ any part-time staff or utilize volunteer personnel.

Outlook

Re: Update on Hardwood Flats Logging Project?

From Carbonetti, Richard <rcarbonetti@landvest.com>
Date Tue 11/10/2026 8:48 AM
To Sharon Fortune <sfortune@elmorevt.org>
Cc Glenn Schwartz <gschwartz@elmorevt.org>; Trevor Braun <tbraun@elmorevt.org>; DeGruttola, David <ddegruttola@landvest.com>; Alsbach, Dylan <dalsbach@landvest.com>; Wright, Danielle R. <dwright@landvest.com>

Sharon,

Logging will continue through the fall on ELT, LLC as weather allows. Then the plan is to log there and on Wildwood Ventures this winter.

Production will be as it has been for the last month or two.

Is this a sufficient update?

My regards

Carbo

Richard G. Carbonetti ACF CF (He/Him/His)
Senior Advisor, Forest Resources Division
Licensed Forester ME 348, NH 243, VT 148.0122206

LandVest | FOREST RESOURCES

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rcarbonetti@landvest.com

From: Sharon Fortune <sfortune@elmorevt.org>
Sent: Friday, November 6, 2026 9:31 AM

Road commissioner report

November 11, 2026

Work to date:

- Repaired several culvert inlet and outlet headwalls that had started to collapse and cleaned out several other culverts outlets that were becoming plugged.
- Graded the Mountain Rd, Lacasse Rd, Mercia Rd, Softwood Rd, Tallman Rd, and Hardwood flats from the schoolhouse to the end.
- Repaired the ramp and deck at the town hall. Deck has become undone from the main building and put new lights to replace the ones that were not working.

Equipment:

- Truck #3 the ram 5500 is at Collinsville repair with a DEF system failure issue, still waiting to see what will be needed to be replaced and the cost.
- Continuing to work on putting winter tires, plow equipment, and sanding equipment on the trucks.
- Truck #2 had to go to Charlebois to get the ECM reprogrammed.

other:

- Michel Renaud will be working for the highway dept until April 30th. He has done this kind of work for other surrounding communities and brings good knowledge of equipment and is familiar with the working conditions that are anticipated.
- Hoping to get the grader out for a few more days to finish up grading.

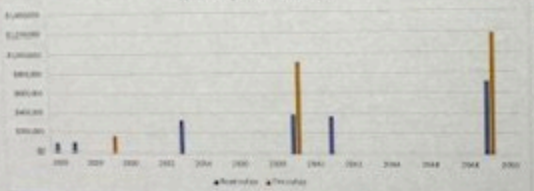
Capital Plan Insights

Road and fire replacement outlook • 2026–2050

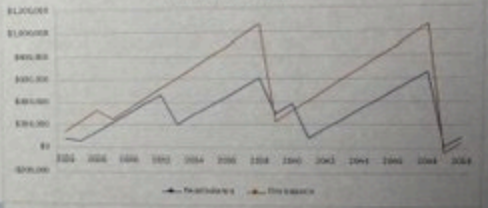
Total scheduled replacements	Annual funding required	Avg. homestead increase	Peak capital year
$4,277,437	$171,097	$0.022 $106	2049 $1,899,164

What stands out	
1 Funding step-up	The combined annual contribution rises from $74.0K to $171.1K — a $97.1K increase, or about $106 per average homestead. This includes recognizing $31K annual loan completion of existing Fire Truck.
2 Capital is concentrated	The 2039 (Dump Truck and Engine 1) and 2049 (Grader and Engine 2) peaks total $3.21M, about 75% of all scheduled replacement spending.
3 Important Assumptions	The plan assumes a 2.5% annual inflation rate. The reserve funds are invested in an Elmore Community account at Fidelity uting high quality government bonds. The average property value is $489,425.
4 Key Considerations	Maintaining our ISO 68 rating by preserving our current level of fire apparatus and equipment is essential to providing effective fire protection, protecting homes and lives, and keeping homeowner insurance as low as possible in Elmore.

Annual Replacement Outlays



Fund Balance Outlook



Decision watchlist

Year	Asset / event	Modeled outlay	Why it matters	Status
2026	Redrive	$95,101	Road balance falls below zero	Immediate
2039	Western Star + Engine 1	$1,311,240	Second-largest combined peak	Plan ahead
2049	Grader + Engine 2	$1,899,164	Largest peak; fire balance falls below zero	Critical
	Grader outsourcing comparison	$67,287	In-house annual cost advantage	Review
	7-yard vs. 14-yard dump	$581,756	Smaller truck is modeled as costlier over 15 years	Decision

Inventory Table

Asset	Department	Year Acquired	New Cost	Used Cost	Expected Hrs Age	Useful Life	Remaining Li	Inflation Cost	Comments
Volvo WG64 AWD Grader	Road	2012	$400,000	tbd	10000	14	38	24	$718,096	0
FreightLiner Dump 11460	Road	2013	$275,000	tbd	0	13	12	-1		- Not to be replaced
FreightLiner Dump 11460	Road	2019	$275,000	tbd	0	7	15	8	$335,061	0
Western Star 475	Road	2025	$275,000	tbd	0	1	15	14	$368,568	0
Dodge 5500 Ram	Road	2014	$100,000	tbd	0	12	12	0	$100,000	0
Volvo L60F Loader	Road	2007	$250,000	tbd	10000	19	35	16	$375,219	0
John Deere Backhoe	Road	2004	$200,000	$100,000	0	22	30	-2	$95,181	0
Engine 1 - Int Pumper/Tanker	Fire	2010	$653,000	tbd	0	16	30	14	$922,672	0
Engine 1 - Int Pumber/Tanker	Fire	2020	$653,000	tbd	0	6	30	24	$1,181,096	0
Recue 1 _ GMC	Fire	1999	$150,000	tbd	0	37	40	3		- To be replaced by New Rescue
Recue 2 _ GMC 3500	Fire	2003	$150,000	tbd	0	23	40	17		- Not to be Replaced
Recue New _ GMC	Fire	2029	$150,000	tbd	0	0	40	40	$165,572	Combined Replacement
Rover Cascade Air Compressor	Fire	2045	$77,000	-	0	0	0	0	$77,000	Not to be replaced
Total	Fire	0	$1,833,000	-	0	0	0	0	$2,346,342	0

NORTH BRANCH CASCADES
VOLUNTEER DAY

North Branch Cascades, a flat 1-mile trail on the Worcester/Elmore Town Line, is one of Central Vermont's most beloved gems. Unfortunately, due to flooding, parts of the trail have been closed since 2024. We are nearing the finish line to get the trail back in tip-top shape, and we need some extra help to fully reopen the park.

Come volunteer with us! Meet other people, get to know this beautiful trail, and lend a hand. All ages, abilities, and experience levels are welcome!

Thursday, Nov. 19 | 1-4 p.m.
(Rain date: Nov 20)

North Branch Cascades, South Lot 1181 VT-12, Worcester, VT 05682





Sign-up here!

vermontriverconservancy.org/news

Activities include:

- Assembling picnic tables
- Sweeping benches
- Installing signage
- Touring improvements

Vermont River Conservancy

Thank you to AARP Vermont for supporting this work

AARP®

ZONING ADMINISTRATOR REPORT

This report covers October 1 thru October 31, 2026.

September Project Activity:

1. Prepare and submit monthly U.S. Census Bureau report.
2. WEB Site maintenance.
3. Process Zoning applications.
4. Worked with property owners and surveyors regarding pre-application Zoning and Subdivision requirements.
5. Continued working with DEC – Lakes and Ponds representatives regarding Fire Station site rehabilitation and possible grant and funding opportunities through Lamoille NRCD. Liaison with All-Metals for demolition and site rehab.
6. Site visits on Beach Rd, Elmore Mt Rd, Camp Rd, King Rd to check on projects.
7. Numerous meetings and interactions with project applicants and neighbors.
8. Planning Commission & DRB meetings.
9. Continued conducting study of septic system permits for all properties surrounding Lake Elmore.
10. Continued work on codifying Zoning Bylaw changes and recommendations.
11. **13** days in the office

OCTOBER 2026 ZONING APPLICATIONS:**

Z-26-24:		
DiMOTTA, Zachary & Melissa	374 Camp RD	Storage shed under existing deck, enclose covered porch
Z-26-25:		
SCRIBNER, George	2508 VT RT 12	240sqft shed

** Required Notice posting, AND notice to surrounding property owners

ZONING ADMINISTRATOR REPORT – OCTOBER 2026

Notice of Alleged Violations (NOAV): First step in resolving zoning issues

LOWKES, Patrick & Katherine 108 Camp RD	DRB Denied constructed deck Enlargement.

MONTHLY ZONING APPLICATION FEES*:**

	2025	2026
January	0	0
February	520.	0
March	200.	839.
April	402.	795.
May	923.	1,118.
June	988.	680
July	5,120.	968
August	1210.	0
September	555.	669.
October	1,267.	443.
	11,085.	5,512.

** Includes recording fees

DRB Meetings scheduled:

October: Mandigo – 2nd driveway approved

November: Cancelled - no applications

December 1st: One sketch plan review, possible subdivision.

CHARLES BURNHAM
Zoning Administrator
Town of Elmore Vermont
cburnham@elmorevt.org