

TOWN OF ELMORE, VT
Meeting of the Development Review Board

MINUTES

Meeting Date: Thursday, June 7, 2018 at 6:00pm

Meeting Location: Elmore Town Offices

Minutes Version Number/Status: APPROVED

DRB Members: Jill Lindenmeyr – DRB Chairman, Paul Roussele – DRB,
Caroline DeVore – DRB, Jay Kennedy - DRB

Zoning Administrator: Kristen Howell

NOTE: DRB MAY ENTER EXECUTIVE OR DELIBERATIVE SESSION(S)

CALL TO ORDER: Jill Lindenmeyr, Chairman **Time:** 6:03pm

Approve or amend meeting agenda

Review and approval of previous month's meeting minutes

Motion to approve: Roussele; Second: Kennedy

A. SPECIAL TOPICS: (Items requiring expanded discussion)

1. NONE

B. NEW ITEMS: (Schedule, minimum. 1 wk. prior to meeting)

1. DISCUSSION: Overview of Churchill and Taft projects in the Lakeshore District on agenda for July hearing. K. Howell.

Notes: Overview of project in Lakeshore District – 8x12 shed placed within 100' setback from lake. If lots are not deep enough to meet the 100' setback, board will evaluate on a case-by-case basis. ZA to provide materials and conduct site visit.

C. CONTINUING ACTIVE ITEMS: (Update status, by item, by DRI)

1. UPDATE: Zoning Bylaw update and Subdivision Regulation update:
Background: Under the current State of VT Grant Agreement (MP-2018-Elmore-00012). LCPC will outline a project plan to help Elmore update both the Subdivision ByLaws and the Zoning Bylaws.

LCPC, EPC and DRB representatives met on May 20th to review plan status and discuss improvements. Action: Seth (LCPC) will combine subdivision and zoning into one document, strengthen zoning language and bring back in August or September for discussion.

EPC Recommendation: Planning Commission, Select Board and Development Review Board should meet quarterly.

Notes: J. Lindenmeyr gave a summary of May 20th meeting. DeVore updated on LCPC role in drafting new documents for Subdivision and Zoning.

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2. UPDATE: Andrews Permit – Worcester Ridge: K. Howell

Notes: Significant rain events in May created mudslide with silt/fill erosion down hillside. Mudslide impacted multiple downhill residents and forest properties.

Town Clerk contacted by adjoining property owner complaining that run-off impacted their property. On investigation, Andrews site fill materials had significant runoff impacting four adjoining downhill properties. Zoning Administrator contacted.

Contractor, Brendan O'Reilly, cleared majority of slide materials and installed additional silt fencing and removed debris from neighboring properties. Zoning Admin contacting property owners to confirm clean-up complete.

ZA to conduct local research and advise on extent of mudslide impact and on remediation efforts to secure remaining fill materials. Note that to be effective, silt fencing needs to be cleaned regularly. Board is concerned about ongoing efforts to protect the hillside and downhill neighboring properties.

ANR will be contacted to evaluate impact of mudslide on forest area and assess impact of runoff and current sediment control measures.

DRB will determine fine levels for permit violations at the July meeting after reviewing project with VLCT and reviewing ZA findings and feedback from impacted property owners.

3. UPDATE: Duchassi Property / Zoning Compliance Status – Worcester Ridge: K. Howell
Notes: "Out of Compliance" letter sent week of June 4 regarding screening.

Motion to adjourn at 7:10pm: Rousselle, second: DeVore