

# TOWN OF ELMORE, VT

## Meeting of the Development Review Board

**Meeting Date:** Thursday, December 6, 2018 at 6:00pm

**Meeting Location:** Elmore Town Offices

**Minutes Version Number/Status:** V1.0 - Draft

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

**Zoning Administrator:** Kristen Howell (absent 12-6-18)

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

**CALL TO ORDER:** Jill Lindenmeyr, Chairman 6:00pm

Approve or amend meeting agenda

Introduction of members and meeting attendees

Swearing in of participants

Review and approval of previous month's meeting minutes - NOVEMBER 2018

**Motion to approve:** J. Kennedy, 2<sup>nd</sup> P. Rousselle, Vote: Yes, unanimous

**A. SPECIAL TOPICS: (Items requiring expanded discussion)**

1. Conditional Use Permit Review

Town District: Forest Reserve

Applicant: Donald Blake for Garret Hirschak and Beth Salvas

Project: Construction of a 1,208 sf addition

Location: 50 Route 12, Elmore, VT

Notes: Donald Blake reviewed the project for the DRB on behalf of Garret Hirschak and Beth Salvas. Plans, elevations and a review of the addition were shared with the group.

Discussion: A screened porch addition is proposed with conditioned space below. The elevation of the project is ~1,210 in the Forest Reserve District. The height of the new structure will be ~28 feet, under the maximum height for the district.

No clearing of trees is expected for this project. Silt fencing will be installed to contain excavated materials and reduce/eliminate runoff issues. The addition space does not include a bedroom or bathroom (bedroom not permitted). Any added exterior lighting will be downlighting and no flood lighting will be added.

Motion: P. Rousselle mentioned that the Board approve the conditional use permit for the project as described. The addition may not be used as a bedroom. The total footprint approved is as described in the documents presented with the permit application (~1,208 sqft.). Motion seconded by J. Kennedy.

Vote: Yes - Unanimous.

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2. Property Review (Project Proposal) – Pre-Purchase  
Town District: Shoreline District – Lake Elmore  
Applicant/Purchaser: Matt Ebert  
Project: Remodel of existing structure – proposed plan forwarded  
Location: 279 Nelson Rd. in Elmore

Notes: This was not a permit request, just a project review. Findings of the Board are not binding. Should the project move forward, Mr. Ebert must apply for a CU permit and return to the Board for approval. Of the plans presented, the Board didn't find that there were any worrisome issues. Again, this was not an official review of a proposed project – just an overview of a potential project.

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

1. New Member Interest

Mr. Michael Furst, Elmore resident met with the Board following his letter of interest to join the DRB. Mr. Furst's letter of interest will be forwarded to the Elmore Selectboard for review/appointment consideration.