

TOWN OF ELMORE, VT
Meeting of the Development Review Board Meeting
MINUTES

DATE: Thursday, June 3, 2021 at 6:00pm

Site Visit: Conducted prior to hearing

DRB Members: Jill Lindenmeyr – DRB Chair, Paul Rousselle – DRB, Caroline DeVore – DRB, Jay Kennedy – DRB, Michael Furst –DRB

Zoning Administrator: Kristen Rose

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

CALL TO ORDER: Jill Lindenmeyr – DRB Chair

SPECIAL TOPICS: (Items requiring expanded discussion)

Conditional Use Review

Project 1 Applicant: David Dorsett and Attorney A.J. LaRosa

Adjoiners present: Trudy Louson, Mark D’Angelo

Location: Lot 5, Old Gould Farm Rd

Request: Conditional Use- Continued Hearing

Project: Single Family Residence and Garage

The applicant is seeking approval to build a single-family home and garage below 1500’ elevation, within the Forest Reserve District. At the May meeting, the DRB requested that the applicant add a number of details to the site plan, as well as move the house site approximately 100-feet away from the hillside. The site plan presented at the June meeting still does not provide the level of detail needed for the DRB to approve the project. Review of the project has been continued to the August meeting, pending a new site plan, and staking of the new house site on the property.

Project 2 Applicant: Monica Heath represented by Karen & Cliff LaPoint

Location: Worcester Ridge Road

Request: Conditional Use

Project: 3-lot Subdivision

The applicant is seeking approval to subdivide the property into 3 separate lots. The subdivision has been issued a state Wastewater Permit. The subdivision was approved by the DRB with a motion by Michael, seconded by Jay, and the vote was unanimous. The applicant was made aware that any development will require a future DRB hearing and permit. Based on the Elmore Zoning Bylaws development between 1200-1500’ is allowed only on lots existing prior to the year 2000. Since only one lot was existing since 2000, only one house site may be possible on this land. The town will complete research and seek guidance from the attorneys at VLCT regarding the possibility for development on this land.