

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

**DATE:** Thursday, November 4, 2021 at 6:00pm

**Site Visit:** Conducted as needed prior

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

**Zoning Administrator:** Kristen Rose

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**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- Developed Shoreland District**

Project Applicant: Patricia and George Pitman, Jr.

Adjoiners: Jay Capra

Location: 170 Point Road

Request: Conditional Use

Project: Camp Reconstruction

The applicant was seeking approval to remove and replace the existing cottage within the lakeside zone. The applicant answered questions from the DRB: The existing camp is on stilts and the new foundation will be a crawlspace or slab depending on the condition of the land. The addition of 100sf on the camp will simply square-off two corners of the existing structure. The new camp will not be any closer to the lake than the existing camp. The land is a gentle grade, and the project will be protected by silt fencing to avoid erosion. Mike made a motion to approve, seconded by Paul with the condition that erosion control measures be in place. The project was approved by the board unanimously.

**Continuance of Kanneburg Application**

Project Applicant: Matthew & Karin Kanneberg

Adjoiners: Doug Wells, Phil Phelps

Location: VT Route 12

Request: Conditional Use

Project: Subdivision of a 15-acre parcel into two parcels.

The applicant is seeking approval for a two-lot subdivision, and waiver in the road frontage requirement. The proposed road frontage requirement is 200-feet and the new lot would have only 176-feet. Conditions of Article 6 Subdivision Review Section 6.2 Waivers must be met before the DRB can consider the waiver. The DRB thought the project met the conditions but wanted to open a discussion on the project. The property is constrained by wetlands, and access from Micklin Farm Road would result in wetland impacts that would unlikely be permissible by the State. Also, a driveway from Micklin Farm would pass behind adjoiner Doug Wells' house

and result in additional tree clearing. Doug Wells questioned why the DRB would grant approval and expressed concern over his view of the house site. Paul Rouselle offered a possible condition of screening between Wells and the new property. Adjoiner Mr. Phelps noted that his spring is on Kanneberg's property and wanted assurance that the spring and overshadowing will not be impacted by future use of the property. Tyler Mumley explained that the well/wastewater setbacks associated with the development of the proposed lot, would not interfere with Mr. Phelps ability to dig a well if needed in the future, or for a replacement wastewater site. Jill Lindenmyer suggested that Mr. Kanneberg talk to Mr. Wells and Mr. Phelps about the property and the project and come back at the December DRB meeting. The DRB may be able to meet in Executive Session to decide on the project, once the follow-up to that meeting is submitted.