

**Town of Elmore Development Review Board
Elmore Town Hall
Elmore VT.**

Meeting of the Development Review Board
Thursday, April 7, 2022

No SiteVisit

Attendance:

DRB members: Jill Lindenmeyr, Chairperson,, Michael Furst, Chris Jolly, Paul Rousselle
Zoning Administrator: Don Valentine
Zoning Consultant: Stuart Weppler
Tyler Mumley, PE,
Roland Metivier - land owner / abutter
Phil Phelps - land owner / abutter
Doug Wells - land owner / abutter
Michael Metivier - land owner / abutter
Jeffery Clark, AIA - presenter (late arrival / no sign-in)
Jill Clark, (late arrival / no sign-in)

Agenda:

Applicant #1. meeting continuance

Kanneberg, Michael

116 Micklin Farm Rd.

Variance request

Waiver from Lot Frontage requirement of 200.00'
to allow 2 ac. lot sub-division.

Tyler Mumley, PE. presenter /

Interested Parties / Abutters:

Phil Phelps - abutter

Doug Wells - abutter

Applicant #2. Wesolowski property

6937 Vt. Rt. 12

off-grid / single family residence

Jeff Clark, AIA presenter

Jill Clark, partner

Roland Metivier - abutter

Michael Metivier - abutter

Applicant #3. Keith, Deidre & Keith Family Farm (canceled)

Meeting Called to Order - 6:30pm

Jill Lindenmey, Chairperson - opening & swearing-in

- I. Applicant #1. meeting continuance
 - A. District Rural East (R-E)
 1. proposed / intended lot frontage does not meet dimensional standards of 200.00' min.
 - B. DRB research from last meeting: S.o.Vt. definition of 'Hardship'
 1. Caroline Devore presents VLCT findings and definition.
 - A. Owners cannot create a condition for hardship.
 - C. Tyler Mumly cites : VTrans access and S.o.Vt. Waste Water permits were in place before submitting for DRB approval as directed by the ZA Kristen Rose, noting email exchanges with Kristen Rose. Incurred financial cost by owner. Felt mis-informed.
 - D. DRB suggestions of : alternate drive off Milken Road
: abutters / owner resolution
 - E. Tyler Mumley. Any access off Milken Road would be costly and impact pre-existing wetlands and woodlands.
 - F. DRB options applicant for representing.
 - G. Tyler Mumley refused
 - H. DRB. Motion - Caroline Devore
To deny the variance based on VLTC and legal definition of Hardship
Motion 2nd - Mike Furst
 - I. DRB -vote: all in favor.

- II. Applicant #2. Rural East - Conditional Use
 - A. Off-grid single family residence with detached barn for 525 Ac. lot off Vt.Rt. 12
 - B. Jeff Clark presents project
 - 3072 sf residence
 - 1495 sf detached barn with studio above.
 - project to be 'off-grid'
 - sunlight / tree height studies presented to supprt clearing area.
 - letters of approval and clarifications supplied by Trudell Environmental Services
 - outstanding Vtrans access permit. Permt to follow DRB direction
 - and final driveway design submitted to Vtrans.
 - C. Don Valentines initial concern regarded house slope to pond.
site profile showing retaining and walk-out addressed concern
 - D. History of existing site ; former camp dwelling ('A' frame)(to be removed)
and abutters camps on pond demonstrates the existing use of area.
 - E. Environmental Planner : Sheila McIntrye(of TCE) supplied environmental accessment
no adverse impact on wildlife
management of forest / thru good forestry practice
 - F. Current-Use plan (to be re-applied)

G. Stuart Wheppler states project reaches higher standard than R.A.O.

H. DRB Motion - Chris Jolly

approval of conditional use application for project as presented

Motion 2nd. - Mike Furst

I. DRB vote: all in favor

III. Meetin Adjournment 8:45pm

A. DRB: all in favor