

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

Meeting of the Development Review Board
Thursday, 10.06.2022

Site Visit 10.06.2022@ 5:15 - Jolly Residence, 311 Bedell Brook
DRB: Jill Lindenmeyr, Michael Furst, Jason Cohen, Paul Rousselle

Attendance:

DRB members: Jill Lindenmeyr, Chairperson, Michael Furst, Caroline De vore,
Jason Cohe(alt), Chris Jolly, Paul Rousselle
Zoning Administrator: Don Valentine
Glenn Schwartz - T.o.E. S/B - presenter
Ashley Ralabate - adjacent property owner
via Zoom Conference: Cross Constructon Engineers rep. PeterGarceau, P.E.

Agenda:

Applicant #1. T.o.E. Town Garage / Highway Facility

Vermont Rte. 12

Proposed building location for T.o.E. new Town Highway Facility on future site
documents submitted: by Cross Construction Engineers, PC
P.N: 21086, dated: 2022.08.28

Applicant #2. Jolly Residence - Primitive Cabin

311 Bedell Brook Road

Proposed primitive cabin to be built on property w/i Forest Reserve District
sketches submitted by Chris Jolly

Meeting Called to Order - 6:05pm

Jill Lindenmeyr, Chairperson - opening & swearing-in

6:08

I. Applicant #1. Proposed T.o.E. Town Garage/ Highway Facility - building location.

A. Re-Introduction / Narrative by Glenn Schwartz

B. CCE representative Peter Garceau, P.E.

1. Limitation of placement. (Building Shift)

a. T.o.Elmore standards on lot coverage - 6%

b. standards include all drive surfaces.

c. proposed drive plans efficient and based to accomodate large tandem
transport of materials:

turning radius

material stock-piles

2. Site soil / grade retaining
 - a. Concrete retaining element will not be required.
 - b. Slope stabilization
to be seeded (wildflower mix was discussed)
no maintenance required

C. DRB.

1. motion: C.D. - board to accept the site development with building location as presented in drawings with conditions:
 - a. Ms. Ralabates approval of vegetative screening: variety and placementof, between her propertyand the facility.
2. motion 2nd. J.L.

D. DRB vote

1. (4) infavor / (1) abstention.

6:28

II. Applicant #2. Proposed Primitive Cabin permit.

311 Bedell Brook Road

A. Introduction / Narrative by Don Valetine, Z.A.

1. Project located with-in T.o.E. Forest Reserve District @ 1400' ele.

B. Chris Jolly describes proposed project:

1. Primitive Cabin
 - a. no electric service
 - b. no water supply (other than carried-in)
 - c. trail connecting proposed cabin and existing residence.
 - d. wood stove heat-source
2. Timber posts initially placed in 2020.
3. Indication of project location (downloaded image) 75' from property line.

C. DRB.

1. motion: C.D. - board to permit the Primitive Cabin as presented
no discussions / conditions
2. motion 2nd. M.F.

D. DRB vote

1. All in favor

6:40

A. DRB

1. J.L. motion to adjourn
2. All in favor.

6:42

meeting end