

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

Meeting of the Development Review Board
February 9, 2023

Attendance:

DRB members: Jill Lindenmeyr, Chairperson, Michael Furst, Caroline De vore (remote),
Paul Rousselle
Zoning Administrator: Don Valentine

John Vancor - presenter
Tom Vancor - presenter
Kathy Miller -
Kristen Rose - McCain Eng.
Kate Sprague- public
Dawn Kress- abutter
Brad Robertson- publc
Peter Kitonis - public
Raymond Boutin - presenter
George McCain -P.E. McCain Eng. (remote) representing Martin Revocable Trust

Agenda:

- Applicant #1. Martin Revocable Living Trust
Location: 883 King Road, Elmore, VT
Proposed (4) lot subdivision
- Applicant #2. John Vancor
Location: 784 Camp Road, Elmore, VT
Replacing Existing (3) Bedroom Dwelling with new (3) Bedroom Dwelling
- Applicant #3. Raymond & Jessica Boutin
Location: 9 Dodge Road, Elmore, VT
New 2 Bedroom Dwelling / Relocating Existing Accessory Dwelling

Meeting Called to Order - 6:00pm

Jill Lindenmey, Chairperson - opening & swearing-in

6:08

I. Applicant #1. Proposed (4) lot subdivision

Fred and Sally Martin (applicants)George McCain, P.E. presenter (remote)

Property Location: 882 King Road

Zoning District: T.o.E. - Rural East

Application narrative: Don Valentine, Z.A.

Project Intro./Review: George McCain, P.E.

1. lot size conformance to dimensional standards
2. established building envelopesper lots.
3. designated well shield / septicshield overlays
4. visual screening (existing) to be maintained
5. preservation of existing open meadow

Discussion:

- DRB: 1. Status of State Permits
2. Formation of Home Owners Association agreementrequirement
 3. All future Dwelling to be subjected to DRB review and approval.

Public comments / concerns

1. Kate Sprague
Raised concerns of future structures and visibility impact
Cited prominent knoll and character impact.
2. Brad Robertson (representing neighbor Jerry Kitonis/ signed letter)
50' right of way - clear cut
removal of trees / unwelcomed visibility impact of proposed project

DRB: Motion to approve subdivision plan - Mike Furst

Conditions:

1. State Permits (by others)
2. Formation of Home Owners Association agreement
3. Tree mitigation agreement with abutters

Motion 2nd: Paul Rousselle

DRB vote: all in favor

II. Applicant #2. Proposed: replacement ofe xisting (3) Bedroom dwelling with

New (3) Bedroom dwelling

Property Location: 784 Camp Road, Elmore VT

Zoning District: T.o.E. - Developed Shoreland District (DSHR)

John Vancor, Owner - presenter

Application narrative: Don Valentine, Z.A.

Project Intro./Review: John Vancor

1. environmental stewardship of lake front property
2. sustainable practice - natural vegetative re-plant
3. wave mitigation boulders / inkeeping with natural shoreline character.
4. new home to have walk-out basement level

Discussion:

- DRB: 1. existing (1) bedroom Accessory structure - to remain
2. existing septic system - no signs of failure - to remain
 3. sediment control / silt fencing
 4. total building coverage - including accessory dwelling
6.6% (calc. by John Vancor)

Public comments/questions

1. Peter Kitonis
queried the location of existing septic system

DRB: Motion to approve permit - Mike Furst

Conditions:

1. none

Motion 2nd: Paul Rousselle

DRB vote : all in favor

III. Applicant #3. Permit for new (2) Bedroom dwelling and relocating on-site existing (1) Bedroom accessory dwelling.

Property Location: 9 Dodge Road, Elmore, VT

Zoning District: T.o.E. - Rural East

Raymond Boutin, Owner - presenter

Application narrative: Don Valentine, Z.A.

Project Intro / Review: Raymond Boutin

1. 3.1 AC property
2. existing 360sf movable tiny house to be relocated
3. new (2) bedroom dwelling 45' x 26' w/. garage

Discussion:

- DRB: 1. state septic permit for total project
2. reason for DRB involvement questioned
 3. agreement DRB / no involvement

DRB vote : not required

7:04 pm

DRB: Jill Lindenmeyr - motion to adjourn

Mike Furst - 2nd

DRB vote: All in favor.

7:05 pm meeting end