

TOWN OF ELMORE, VT
Meeting of the Development Review Board

Meeting Date: Thursday, November 1, 2018 at 6:00pm

Meeting Location: Elmore Town Offices

Minutes Version Number/Status: V1.0 – Approved on 12/6/18

DRB Members: Jill Lindenmeyr – DRB Chairman, Paul Rousselle – DRB,
Caroline DeVore – DRB

Zoning Administrator: Kristen Howell

Other Attendees: See attached sign-in sheet

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

CALL TO ORDER: Jill Lindenmeyr, Chairman

5:37pm (following site visits)

Approve or amend meeting agenda

Agenda approved as drafted.

Introduction of members and meeting attendees

Swearing in of participants

Review and approval of previous month's meeting minutes

August minutes approved as drafted.

Motion P. Rousselle, Second: C. DeVore

Vote: Yes, unanimous

A. SPECIAL TOPICS: (Items requiring expanded discussion)

1. Conditional Use Permit Review

Town District: Developed Shoreline

Applicant: John and Kimberly Vancor

Project: Replacement of rock and landscaping

Location: 784 Camp Road, Lake Elmore

Notes: ZA reviewed permit application describing the property and permit reference materials provided to the board prior to the meeting. Lake shore front restoration includes addition of rocks, filter fabric, tree planting. Lake shore encroachment will require State permitting.

Discussion: Location of rocks and tree planting. Trees to be on mound 7-8 feet from shoreline at diameter of 3-5 inches. Tree types and placement discussed as well as application of silt fencing and crushed stone.

Motion: C. DeVore made a motion to accept the plan and issue permit with the following conditions: Trees and rocks be placed as described, silt fencing be applied to site and crushed stone. State Permit must be applied for and issued.

Motion seconded: P. Rousselle

Vote: Yes - Unanimous.

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2. Conditional Use Permit Review

Town District: Developed Shoreline

Applicant: Brian and Martha Evans-Mongeon

Project: She'd replacement

Location: 696 Camp Road, Lake Elmore

Notes: ZA reviewed permit application describing the property and permit reference materials provided to the board prior to the meeting. Existing shed had been removed on site visit. New shed is smaller footprint of 8x7 feet located 25 feet from shoreline. Roof would be shed style with slope to side property line. Max height of roof will be 7 feet. Drawings of the plan were included and approved.

Discussion: Board reviewed that new shed will be within the footprint of existing / previous shed – and will improve the overall appearance of the camp. Shed will not obstruct view of lake and will be used for equipment storage only – not extended living space. Shed will not have electrification.

Motion: P. Rousselle made a motion to accept the plan as described and issue permit with the following conditions: Shed will be constructed as defined in the plan with limits of size and roof height as described to the board in the hearing.

Motion seconded: C. DeVore

Vote: Yes - Unanimous.

B. NEW ITEMS: (Schedule, minimum. 1 wk. prior to meeting)

1. Request by Michael Furst to review permits issued for property at 000 Sterling View Road Elmore, VT 05657; MLS Listings 4700740

Paperwork provided from October 2007 DRB meeting indicates that a Conditional Use Permit was approved for site development and house site approved over 1500 feet because the site was in existence prior to 2001. ZA issued letter to Roy Marble on 10/12/2007 for Lot 52.2 on Sterling View on behalf of Stephen Broyhill. The permit was valid as of 11/10/2007 and was to expire 11/09/2009. Question: Has this permit expired? Will a construction permit be required? Can a construction permit be issued for this lot over 1500 feet?

What evidence was there that this lot existed before the 2001 restriction on the ridge?

Discussion: Lot 15 Worcester Ridge was discussed and previous permit request (2007) was reviewed in detail. All previous permits issued for site development have expired and any future requests would need to be brought to the DRB and ZA. The board explored the history of the lot and will need to initiate deeper finding of fact regarding any permits issued that do not conform to current zoning bylaws.

Motion to adjourn: C. DeVore at 7:14pm

Second: J. Lindenmeyr. Vote: Yes – unanimous.