

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

DATE: Thursday, May 6, 2021 at 6:00pm

Site Visit: Conduct as needed prior

Agenda Status: Draft

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

Zoning Administrator: Kristen Rose

CALL TO ORDER: Jill Lindenmeyr – DRB Chair

SPECIAL TOPICS: (Items requiring expanded discussion)

Conditional Use Review- Developed Shoreland District

Project 1 Applicant: James Casey represented by Todd Baxter

Location: 606 Camp Road

Request: Conditional Use

Project: Deck addition

The applicant was seeking approval for a deck addition on an existing lakeside house. After discussion with the applicant, the DRB requested that a new site plan be submitted showing the entire property with structures and infrastructure depicted. Jill will review and approve the plan, and Kristen will issue the permit at that time. The motion to approve with this condition was made by Jay and seconded by Mike, approved unanimously.

Project 2 Applicant: Peggy & Shap Smith

Location: 304 Camp Rd

Request: Conditional Use

Project: Single family home with septic and parking.

The applicants were seeking approval to build a 3-bedroom single-family home to replace the demolished structures. The DRB requested that the applicant keep an eye on drainage to ensure there was no discharges to the lake. The motion to approve the project was made by Jay and seconded by Mike, approved unanimously.

Conditional Use Review- Forest Reserve District

Project 3 Applicant: Michael Geoghagen

Location: 2108 Elmore Mountain Road

Request: Conditional Use

Project: Enclosing and enlarging the existing front porch within the 50-foot road setback.

The applicant was seeking approval to enclose and enlarge an existing porch, which is currently 45' to 46' from the centerline of the road. Road Foreman, Michel Lacasse, did not have concerns with the porch project. Michel did request that the boulders be removed from the ROW for safety. The DRB requested a new plan using the tax maps and showing the structures on the property. Jill will approve the plan and Kristen will issue the permit at that time. The motion to approve with these conditions was made by Caroline, seconded by Jay, and approved unanimously.

Project 4 Applicant: David Dorsett

Location: Lot 5, Old Gould Farm Rd

Request: Conditional Use

Project: Single Family Residence and Garage

The applicant was seeking approval to build a single-family home and garage below 1500' elevation, within the Forest Reserve District. Brent Hoskings approved the driveway for emergency vehicle access. The DRB and adjoining were concerned with the visibility of the project. The DRB scheduled a site visit for May 8th to review the property. Based on the site visit, the DRB requested that the house be moved back away from the hillside, and that additional details be added to the plan. The applicant will be presenting a new site plan with new house location and other details at the June hearing.