

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

Meeting of the Development Review Board
Thursday, April 21, 2022

Site Visit : 15 Worcester Ridge North
Sterling View Road

Attendees: Jill Lindenmyer, Caroline Devore, Jason Cohen, Paul Rousselle , Stuart Wepler-consult.

Attendance:

DRB members: Jill Lindenmeyr, Chairperson, Michael Furst, Caroline De vore, Chrhis Jolly,
Paul Rousselle, Jason Cohen

Zoning Administrator: Don Valentine

Zoning Consultant: Stuart Wepler

Deidra Keith - property owner

Roy Marble - Marbel Consulting

Stephen Broyhill - property owner

Agenda:

Applicant #1. Keith Family Farm Properties - Property Sub-Division

Sketch-plan proposal.

Don Valentine : presenter

sub-division/ preliminary sketch plan review

document: Conceptual SitePlan : Cross Consulting Engineers

dated: 10.29.2021 - p. # 21086

conceptual land development / sub-development

Applicant #2. Broyhill Property

Sterling View Road

single family residence in FR district, above 1500.00'

Roy Marble presenter

Stephen Broyhill, property owner

Applicant #3. Bogler Residence

lot 15, Worcester Ridge North

permit for single family residence in FR district, above 1500.00'

Paul Rousselle, AIA - presenter

Meeting Called to Order - 6:35pm

Jill Lindenmey, Chairperson - opening & swearing-in

- I. Applicant #1. Keith Family Farm Property Sub-division conceptual plan
 - A. District Rural East (R-E), Rt. 12, Elmore Vt.
 - a. sketch plan review , describing the sub-division of Keith Family Farm field identifying (2) parcels to be retained by K.F.F. and (1) 18 Ac. lot to be sold
 - b. Interest in 18 Ac. by T.o.E. for future Town Highway Maintenance Garage.
 - c. Preliminary review, Engineering /Surveying drawings to follow.
 - B. DRB. Motion - Michael Furst
accept / approval of presented SKetch Plan as preliminary concept
Motion 2nd - Paul Rousselle
 - C. DRB -vote: all in favor.

- II. Applicant #2. Forest Reserve District - above 1500.00'
 - A. Roy Marble asks for DRB to verify and reaffirm the site is accepted as a 'buildable' site by T.o.Elmore, as granted by the State of Vermont.
 - B. State Permits obtained:
S.o.Vt. Wastewater
Act 250
 - C. Looking to build (4) bedroom single family residence with (2) bedroom apartment.
 - D. R.M. described a mutual deal between Town and Client, in-lieu of a (2) lot sub-division, permission was granted to build up to 1600'
 - E. Stuart Weppler describes the history of the site prior to 2000.
 - a. State sactioned sub-development prior to introduction and acceptance of ' By-Law Regulations' for T.o.Elmore.
 - b. T.o.Elmore DRB approval for site development permit
driveway, utility extension complete
 - F. DRB Motion - meeting continuance
need legal affirmation that property is 'Grandfathered' as a building lot
fire department letter of compliance
Motion 2nd. - Mike Furst
 - G. DRB vote: all in favor

- III. Applicant #3. Forest Reserve District - above 1500.00'
 - A. Paul Rousselle presents house designed for lot 15 on behalf of Carolyne and Brian Bolger (& family)
 - a. modest / simple form(s) - 4bedroom residence of 3256 sf
 - b. project takes advantage of the disturbed topography with minimum landform change.
 - c. location and site context - ledge backdrop lessening image and scale
 - d. exterior natural siding materials / left to weather

- e. exterior colors and textures reflecting the natural colors and characteristics of the site
- f. site plans proposal, identifying areas of:
 - 1. vegetative screening to be added (plant size and species T.B.D.)
 - 2. noted conservation zones promoting natural re-forest ation of the site
- g. exterior lighting - low profile soffit installed downlights
(tear sheet presented)

B. State sanctioned lot development prior to 2000.

C. State Permits obtained:

S.o.Vt. Wastewater

D. Stuart Wepler describes the history of the site prior to 2000.

- a. State sanctioned sub-development prior to introduction and acceptance of ' By-Law Regulations' for T.o.Elmore.
- b. S.o.Vt. Environmntal Court ruling overturned T.o.Vt. appeal and accepted as building lot.
- b. T.o.Elmore DRB approval for site development permit
driveway, utility extension to access route complete

E. DRB Motion - Michael Furst

approval of permit subject to:

- 1. legal affirmation that property is 'Grandfathered' as a building lot
- 2. solar reflective glass / glare study
- 3. identify screening species & sizes
- 4. fire department / letter of compliance

Motion 2nd. - Caroline DeVore

F. DRB vote: all in favor

IV. Meetin Adjournment 9:15pm

A. DRB: all in favor