

**Town of Elmore Development Review Board**

**Elmore Town Hall**

**Elmore VT.**

Meeting of the Development Review Board

Thursday, June 23, 2022

No Site Visits

Attendance:

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

Zoning Administrator: Don Valentine

Zoning Consultant to DBR: Stuart Wepler

Roy Marble - Marbel Consulting

Steven Broyhill - property owner

David Jamieson - Heney Realtors

Ray Boutin Jr. - Dimotta

Zach Dimotta - property Owner

Joe Ciccolo - interested party

Brian Bolger - potential buyer

Agenda:

Applicant #1. Zachary and Melissa Dimotta

374 Camp Road

Permit: Demolition and reconstruction of existing siungle family  
residence. Existing garage to be converted into living space.

New (2) car garage

documents submitted::

Applicant #2. Stephen Broyhill

Sterling View Road

Affirmation of existing 'grandfathered' building lot , continuance (initial 4.21.22)

Applicant #3. Barnette property

15 Worcester Ridge Road

Conditional Use Building Permit continuance (initial 4.21.22)

Meeting Called to Order - 6:05pm

Jill Lindenmey, Chairperson - opening & swearing-in

I. Applicant #1.

A. Introduction / Narrative by Stuart Wepler

T.o.E., Zoning District : Developed Shoreland District. (DSHR)  
Existing structure removal , foundation to be re-used for rebuild.  
Grandfathered conditions re: setbacks

B. Presentation by Boutin & Dimotta

1. plans reviewed , exiting conditions and setbacks reviewed
2. existing septic sys. replace w/i 10 yrs. (no documentatio) re-build of residence 4 bdrm. (original 4 bdrm.)
3. lot coverage reviewed , claimed under 10%

C. DRB

1. lot impervious area to include driveway area. With DRB approval, up to 20% allowed.

D. DRB

1. motion - Chris Jolly

approval of permit with following conditions:

- a. no vegetation / tree removal without Z.A. written approval.
- b. non-reflective glass on western facades
- c. exterior light fixture cut sheets for Z.A. review and approval.
- d. request for accurate site plan with existing features displayed.

2. motion second - Michael Furst

6:26 pm

E. DRB vote

1. all in favor

II. Applicant #2.

A. Project continuance re-introduced by Z.A.

1. Seeking affirmation of pre-approved building lot for future buyer.  
and assurance that a future buyer (following DRB plan approval) can build upon lot

B. Finding of Facts - presented by Stuart Wepler - legal opinions (t.b.file)

1. Letter from Richard Brock, Brock & Brock Law PLLC
2. Letter from Brian Sullivan, MSK Attornies.

C. DRB

1. Max. elevation , 1600'
2. acknowledgement of Finding of Facts.
3. All planned building development to be subjected t to the most current T.o.E. Zoning By-Laws with meet with DRB approval.

D. DRB

1. motion - Chris Jolly

to accept the legal opinios and acknowlegde the affrirmation of building lot

2. motion second - Jason Cohen

6:40 pm

E. DRB vote

1. 4 in favor
2. 1 abstention (M.Furst / c.o.i. - adj. prop. owner)

A. Project continuance re-introduced by Z.A. (Z-701)

1. Seeking affirmation of pre-approved building lot for future buyer.  
and assurance that a future buyer (following DRB plan approval) can build upon lot

B. Finding of Facts - presented by Stuart Wepler - legal opinions (t.b.filed)

1. Letter from Richard Brock, Brock & Brock Law PLLC
2. Letter from Brian Sullivan, MSK Attornies.

C. DRB

1. Max. elevation , 1550'
2. acknowledgement of Finding of Facts.
3. All planned building development to be subjected t to the most current  
T.o.E. Zoning By-Laws with meet with DRB approval.

D. DRB

1. motion - Michael Furst  
to accept the legal opinios and acknowlegde the affrirmation of building lot
2. motion second - Caroline DeVore  
DRB Advised  
advisory letter from Fire Department allowing for any / all modifications  
at lot entry for improvedemergency access.

E. DRB vote

1. all in favor

F. Continuance Plan Review addressing listed conditions cited (4.21.22)

Clarifications and development specifications presented by Paul Rousselle, AIA.

1. site profile study towards Mt. Mansfield. Indentification of public roads  
and corresponding viewing angles to site to inform proposed tree location /  
with potential screening effects.
2. proposed planting schedule with type and size trees. Mature tree canopy  
coverage study review.
3. Western facing glass to be anti-glare.
4. Glass at Stair well. (need via architectural expression)
  - a. non viewing windows to reinforce design basis
  - b. placement of trees for screening and solar gain
5. Light Fixture cut-sheets
  - a. recessed and Dark Sky listed sconces

G. DRB

1. motion -Jason Cohen  
approved plan for building permit
2. motion second - Caroline Devore
3. Conditions  
site development to include emergency equipment hammerhead/  
turn around.

H. DRB vote

1. all in favor

7:40pm

Hearing adjourned  
All in favor