

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

Meeting of the Development Review Board
Thursday, 9.29, 2022

Site Visits (partial DRB) 9.22 & 9.24

Attendance:

DRB members: Jill Lindenmeyr, Chairperson, Michael Furst, Caroline De vore,
Paul Rousselle
Zoning Administrator: Don Valentine
Warren West - T.o.E. citizen
Glenn Schwartz - T.o.E. S/B - presenter
Ashley Ralabate - adjacent property owner

Agenda:

Applicant #1. Keith Dairy LLC
Vermont Rte. 12
Subdivision of existing farm field
Proposed building location for T.o.E. new Town Highway Facility
documents submitted: by Cross Construction Engineers, PC
P?N: 21086, dated: 2022.08.28

Meeting Called to Order - 6:30pm

Jill Lindenmeyr, Chairperson - opening & swearing-in

- I. Applicant #1/A Sub Division of Keith Dairy LLC. property
 - A. Introduction / Narrative by Glenn Schwartz
 - 1. Subdivision narrative
 - 2. Review of site plan
 - B. Ms. Ralabate - in favor of the building
voices concern of views and scenic impact.
 - C. Discussion to continue with building location.
 - D. DRB
 - a. motion by M.F. to approve sub-division plan of Keith Farm property.
 - b. motion second: PR
 - E. DRB vote
 - 1. all in favor

7.05 pm

II. Applicant #1/B. Proposed T.o.E. Highway Maintenance Garage building location.

A. Introduction / Narrative by Glenn Schwartz

1. Building discription
2. Access and Site Development plan review
3. Building Character / barn-like
4. Net-Zero efficiency

B. Ms. Ralabate - states concerns.

1. not informed of potential development by R.E. agent
2. states concerns of impact of pastorial vista
3. reinforced that placement of vegetative screening will be subjected to
Ms. Ralabates' approval

C. DRB.

1. PR questions placement of facility
 - a. area/ magnitude of disturbance
 - b. land use & site utilization for T.o.E. future
2. Discussion re: S.o.Vt. regulations / impermeable coverage
3. Cost incurred for current plans / modification & re-engineering of site costly
4. Request of CCE for quicky study to determine if building shift(northerly) is
possible without rework.
5. Representative of CCE to attend.

D. DRB.

1. Project continuance
for next DRB meeting 10.6.2022 @ 6pm

7:50pm DRB - J.L. concludes

A. motion to adjourn

1. motion - P.R.
2. second - M.F.