

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

Meeting of the Development Review Board
April 27, 2023

Attendance:

DRB members: Jill Lindenmeyr, Chairperson, Chris Jolly, Jason Cohen, Paul Rousselle
Zoning Administrator: Don Valentine
Zach Dimotta: applicant
Dawn Kress: resident
Warren West: resident
Tyler Mumley, P.E.: agent / presenter for Malcolm project
Ray Boutin: agent / presenter for Dimotta

Meeting Agenda:

- Applicant #1. Zachary & Melissa DiMotta
Location: 374 Camp Road, Elmore, VT
Re:
Proposed alteration to existing permit allowing for increased area.
- Applicant #2. Christine Malcolm
Location: 1076 Brown Hill Road
Re:
Sketch Plan Review
Proposed 2 Lot subdivision proposal of existing 10.3 AC.
- Applicant #3. Stuart Wepler
Location: 1687 Elmore Mountain Road, Elmore, VT
Re:
Proposed 20' x 30' car barn / shed

Meeting Called to Order - 6:06pm

Jill Lindenmey, Chairperson - opening & swearing-in

6:08

- I. Applicant #1. Zachary and Melisa DiMotta
Property Location: 374 Camp Road
Zoning District: T.o.E. - (DSHR) Developed Shoreline District

Application narrative: Don Valentine, Z.A.
increased area exceeding bylaw V-1.32 12APR17 dimensional standards of 10%
Max. Lot Coverage.

Project Intro./Review: Ray Boutin

1. Proposed one level Master Suite addition to permitted project
2. Lot Coverage increased to 16% (+/-)

Discussion:

- DRB: 1. all setbacks observed
2. lake setback / greater than main dwelling.
3. building height (not shown)
4. approved stormwater mitigation plan requirement

Motion:

DRB: Chris Jolly: Motion to approve alteration and increased lot coverage up to 16% (+/-) total provided that required and approved Stormwater mitigation plan be filed.

Motion 2nd: Paul Rousselle

DRB vote: all in favor

- II. Applicant #2. Christine Malcolm
Sketch Plan Review
Proposed (2) lot sub-division, 1076 Brown Hill Road
Zoning District: T.o.E. (R-E) Rural East District

Application narrative: Don Valentine, Z.A.
Lot configuration and size compliant with district bylaws
New Driveway / curb-cut

Project Intro./Review: Tyler Mumley, P.E.

1. brief over-view of sub-division
2. describes initial right-of-way access from adjacent lot / not favorably received by Z.A.
3. the proposed drive(illustrated in work) adds significant costs.

Discussion:

- DRB: 1. following discussion of 'right-of-way' access and potential conflicts

between adjacent property owners.

2. provided the access meets T.o.E. emergency requirements, responsibility to maintain and provide required access to be left to owners resolve.

Motion:

DRB:: Chris Jolly - Motion to approve Sketch Plan Review, provided:

Final Plan indicates: A. compliant right-of way access meeting all requirements and dimensional standards. B. maintained option of direct drive access off Brown Hill Road for future planning.

Motion 2nd: Jason Cohen

DRB vote : all in favor

III. Applicant #3. Stuart Wepler

Property Location: 1687 Elmore Mountain Road, Elmore, VT.

Proposed 20' x 30' shed

Zoning District: T.o.E. (FR) Forest Reserve District

Application narrative: Don Valentine, Z.A.

proposed shed location meets dimensional standards of district.

Discussion:

DRB: site elevation

Motion:

DRB:: Jason Cohen - Motion to approve Shed Plan as provided.

Motion 2nd.: Paul Rousselle

Question from attendance: Dawn Kress

Terminology usage: Shed as indicated in application vs. Garage, used in discussion by board in review of project. Jill Lindenmeyr discribed difference.

7:06 pm

DRB: Jill Lindenmeyr - motion to adjourn

DRB vote: All in favor.

7:07 pm meeting end