

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

Meeting of the Development Review Board
Thursday, March 5, 2020

DRB site visit prior to meeting
1063 King Road (5:30 - 5:55)

Attendance:

DRB members: Jill Lindenmeyr, Chairperson, Jay Kennedy, Michael Furst, Paul Rousselle
Zoning Administrator: Kristen Rose

Presenters: Application 1. #

1063 King Road / Primitive Camp on 140 Ac parcel/Jane Wilson (Land Owner)
Chris Anderson (applicant/prospective buyer)
Curtis Trensedale (applicant rep.)
Interested Parties / Abutters: N/A

Application 2. # 2-20-002

3874 Elmore Mountain Road / 3 lot Sub-division /Irene Bailey (Land Owner)
Irene Bailey (applicant)
Grenier Engineering, PC. Chris Austin (applicant rep.)
Interested Parties / Abutters: N/A

Meeting Called to Order - 6:00pm
Jill Lindenmeyr, Chairperson - opening & swearing-in

I. Application 1. #

- A. application presentation for conditional use: Kristen Rose, ZA
 1. proposed 'Primitive Camp' to be located on 130Ac. parcel.
 2. T.o.E. Zoning District: Rural East
 3. all setback requirements observed
- B. project presentation: Curtis Trensedale (applic. rep.)
 1. movable / non-fixed sugar house 'style' camp 10'x16' (plans submitted)
 2. no sanitary waste facility or water source.
 3. no utility / elec.
 4. proposed location identified at site walk along existing tree-line.
(option of re-locating structure on property/ maintaining all setback requirements)
 5. site access and drive.
 - a. town permit for use of defunct T.o.E. HW #10
and approved location.
 6. vegetative clearing and site development

- a. minimal clearing required
- 7. primitive camp (restricted) useage
 - a. applicant intends 2 weeks per year
- C. DRB: Motion to accept: Jay Kennedy
 - 2nd. motion: Michael Furst
- D. Additional Comment or Conditions of Permit: N.A.
- E. DRB : all in favor
- F. Kristen Rose: permit status approved

II. Application 2. # 2-20-002

- A. application presentation for (3) lot sub-division: Kristen Rose, ZA
 - 1. existing 78 +/- Ac. parcel @ 3874 Elmore Mnt. Road
 - 2. T.o.E. Zoning Districts: Forest Reserve & Rural West Districts
- B. project presentation:Chris Austin, Grenier Engineering(owner's rep.)
 - 1. proposed (3) lot, single family, residential sub-division of existing Bailey property @ 3874 Elmore Mountain Road.
 - 2. Sub-division (map submitted)to include:
 - a. Lot #1: 16.4+/- Ac. existing / developed homesite w/. pond.
 - b. Lot #2: 29.3+/- Ac.
 - c. Lot #3: 34.9+/- Ac.
 - 3. Min. lot frontage: 250' +/- on Elmore Mnt. Road
 - 4. S.o.Vt. Waste Water Permits:
 - a. Lot #1&2, state approved
 - b. Lot #3, pending
 - 5. S.o.Vt. Act 250 - ?
 - 6. Chris Austin paraphrased owners reflections:
 - a. 2 large lots: maintaining Current Use requirement opportunity for each.
 - b. maintaining original homesite with pond and pastoral image.
- C. DRB: Motion to accept: Michael Furst
 - 2nd. motion: Jay Kennedy
- D. Additional Comment or Conditions of Permit: N.A.
- E. DRB : all in favor
- F. Kristen Rose: permit status approved

III. Imminent/ Future hearing dicussion.

- A. Kristen Rose decribes potential/ future DRB hearing involving solar farm in T.o.Elmore. No application filed.

IV. Meetin Adjournment 7:00pm

- A. DRB: Motion to adourn: Paul Rousselle
 - 2nd. motion: Jay Kennedy
- B. DRB: all in favor

meeting adjourned 7:00 pm