

MEETING OF THE DEVELOPMENT REVIEW BOARD TOWN OF ELMORE, VT

Site Visit to 3029 Elmore Mountain Road: 5:30pm – 6:05pm (No notes captured from site visit)

Meeting Date: **Thursday, October 3rd, 2024 at 6:21 pm**

At: Elmore Town Offices, 1175 VT-12, Elmore, VT 05657

Minutes Version Number: **V1.0**

Minutes Status: **APPROVED**

DRB Members Present: **Caroline DeVore, Michael Furst (Acting Chair), Jason Cohen, Tom Waldman**

Zoning Administrator: **Charles Burnham**

Meeting attendees: See sign-in sheet.

Meeting Recording Link: https://us06web.zoom.us/rec/share/dgt96mdv6EClKko7zbaWVoetOGm2kDg_fulvpR9Gpfvi_krKaNE6AFWFJtBYG-e.YJqwK4ZLg45tPz5Y?startTime=1727993810000 Passcode: j4Ru=2^z

Recording will be available for 30 days from the meeting date.

5:30pm SITE VISIT – 3029 Elmore MT Road Van Woert/Browne

To view building site plan stake out.

CALL TO ORDER Est. 6:21pm: DRB Acting Chair

- Swear in of meeting participants. Completed.
- Review additions or deletions to the agenda. None
- Conflict of Interest review for agenda items. [DeVore will recuse from Browne hearing vote. Property abutter.]
- Review/approve previous meeting's minutes: **September 5, 2024 In minutes – says hearing was closed and reopened. Change to recessed meeting. Motion to approve minutes with changes: Waldman, Second: Furst – unanimous.**

3. ACTIVE or CONTINUING ITEMS:

A. Continued Hearing from September 5, 2024:

Owner: James R. & Christina Van Woert **Z-24-31**
Applicant: Kevin & Heather Browne
Location: 3029 Elmore Mountain RD
Tax Map ID: 06/00/21 & 21.1
Zoning District: FOREST DISTRICT (FR)
Request: Conditional Use Approval per Section 5.3
Project: Single Family Dwelling and 2 car garage below 1,500msl elevation
Review criteria under: a. Section 5.3
b. Section 2.4 Table 2.4 (E)

Notes:

- A site visit was conducted at 5:30pm, and the board reviewed the revised site plans and materials submitted by Kevin Browne.
- Kevin Browne walked the board through key changes, including plans for a green roof on the connector, adjusted topography, and other site modifications such as tree removals and driveway improvements.
- The DRB raised concerns about the visibility of the proposed structure from Elmore Mountain Road, citing town bylaws requiring minimal visibility of new structures.

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- After discussions, the DRB suggested moving the house further back on the lot to reduce visibility. Kevin agreed to explore moving the house approximately 70 to 100 feet back.
- The DRB requested a new site plan reflecting the proposed relocation and set a date for further review.

Motion made to recess the hearing to the next meeting scheduled for October 29, 2024 to review the updated plan. Motion: Waldman, Second Furst (3 in favor; Waldman, Cohen, Furst, 1 abstain-DeVore). Continued to date certain of 10/29/24 at 6:00pm
Recessed Hearing at 6:50pm

NEW PERMIT REQUESTS – WARNED PUBLIC HEARING

Owner: CHRISTOPHER HOBEIN **Z-24-35**
Location: 116 Sterling View Annex
Tax Map ID: 06/00/52.27
Zoning District: Forest Reserve
Request: Conditional Use Review
Project: Single Family Residence and detached garage
Review criteria under: a. Section 2.4, Table 2.4.(C.) – Forest Reserve District
b. Section 5.3 & 5.4 – Conditional Use
c. Section 5.4 D. – Stormwater Management

6:50pm Zoning Administrator reviewed
Marquis Houle – reviewed plans (he will be doing the site work for this building)
Plans reviewed with the board, including Q&A
Motion: Waldman moved that we recess hearing; Second Furst. Vote: Unanimous

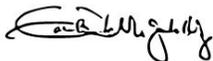
2. ACTIVE or CONTINUING ITEMS: Signing of decisions: **MARTIN REVOCABLE LIVING TRUST**

3. ZA will send a written list of permits issued since the 9/5/2024 DRB meeting.

Motion to move to deliberative session: Waldman; Second Furst: 7:04pm

Motion to exit deliberative session by Waldman; second Furst; all in favor: 7:19pm

Next meeting: October 29, 2024 @ 6:00pm
Minutes Respectfully Created and Submitted by:



Caroline DeVore

10/8/24