

**MEETING OF THE DEVELOPMENT REVIEW BOARD
TOWN OF ELMORE, VT**

Meeting Minutes - Date: Tuesday, October 29th, 2024 at 6:00 pm
Location: Elmore Town Offices, 1175 VT-12, Elmore, VT 05657
Minutes Version Number: V1.0 DRAFT

DRB Members Present: Paul Rousselle, Caroline DeVore, Michael Furst (Acting Chair), Jason Cohen, Tom Waldman [Chris Jolly – absent]

Zoning Administrator: Charles Burnham

DRB Meeting Recording:

<https://us06web.zoom.us/rec/share/7KKU2MKXZAJG0yVXQkHXh0aAaswmymp0ZA96bOUGM7a2eGnQIJQYiCT-lipVGeS.pisqa3uKM1DL7tv?startTime=1730239159000> **Passcode: #Q&tB=!9**

Meeting recordings will be available for a minimum of 30 days.

CALL TO ORDER:

Swear in of meeting participants. **6:02pm**

Review additions or deletions to the agenda. **None**

Conflict of Interest review for agenda items. **DeVore recused from voting on Van Woert/Browne (Abutter).**

Review/approve previous meeting's minutes: **10/3/24; Motion to approve as written: Motion: Cohen; 2nd: Waldman;**

Vote: Unanimously approved.

1. ACTIVE or CONTINUING ITEMS:

A. Continued Hearing from October 3rd, 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)

Kevin Browne [prospective owner] presented changes from the previous site plan.

Property Changes and Visibility Discussion

Board with Kevin Browne discussed the changes made to the property building site, including moving the house and garage back by about 80 feet. This change was intended to reduce visibility from public roadways and improve the view from the property. Discussion included that the house was being lifted by about 8 feet and that existing vegetation would be removed – existing vegetation was expected to shield the house from view from public roadways per zoning.

The group discussed the impact of these changes on the visibility of the property from public roadways, with board members suggesting that the changes would create a taller overall form. There were also concerns about the driveway's gradient and the firmness of the ground before the house.

Discussion details:

- New plan extended the house location eastward by approximately 80 feet. New location was roughly in alignment with the existing cabin located to the south of the new house site.
- New location on a slightly higher plateau elevated position of the house on the lot by roughly 8 feet given the contours on the topo map.
- Discussion of the board focused on visibility of the house from public roadways.
- Mr. Browne noted that vegetation on the site would be removed and that large maples noted on the plan for removal would remain providing shielding of the house from public roads.
- The Board was unclear on the location of the large maples and on the replanting plan that would provide additional shielding of the house from public roadways.
- Discussion of landscape plan and removal of existing vegetation – with specific focus on large existing maples and their preservation. Mr. Browne noted that he'd like to have local vegetation.

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- Questions about the lighting plan included uplighting that would be changed to downlighting (error on the lighting plan bill of materials as presented).
- A re-vegetation plan for disturbed areas was discussed.
- Regarding rainwater runoff - rain gardens and ripple pools will be added to collect and absorb rainwater to address runoff.
- A retaining wall was noted on the site plan, but Mr. Browne indicated that there may be no need for a retaining wall given the topo and it was his desire to NOT have a retaining wall as part of the final site plan and landscaping plan. He plans to have a more natural landscaping plan without a retaining wall. The board expressed a preference for no retaining wall and more of a berm. The stone wall on the drawing will not be part of the final site design.
- Board members have an option to revisit the property to see where existing maples are located and understand the revegetation plan.

Testimony on this item ended at ~6:32pm. DRB will enter deliberative session following this meeting and a decision will be issued in not more than 45 days.

4. REVIEW: ZA reviewed permits issued since the 9/5/2024 DRB meeting.

Permits issued were reviewed. ZA discussed what the board would see on the agenda for the 12/5/24 meeting. Questions on lot line adjustments and other permits offered.

Motion to move into deliberative session: 6:38 pm Motion by Waldman; Seconded by Cohen; Vote: unanimously approved.

5. DELIBERATIVE SESSION (closed to public)

Exited Deliberative Session: 7:36pm

Motion to Adjourn Meeting: 7:36pm by Furst; Second: Waldman Vote: Unanimously approved.

Next meeting: December 5, 2024 @ 6:00pm
Minutes respectfully created and submitted by:



Caroline DeVore

11/9/24

