

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

Meeting Minutes - Date: Tuesday, March 4th, 2025 at 6:00 pm
Location: Elmore Town Hall VT-12, Elmore, VT 05657 Minutes Version
Number: V1.0 DRAFT

DRB Members Present: Mike Furst (Vice Chair), Jason Cohen, Paul Rouselle, Tom Waldman
Zoning Administrator: Charles Burnham

DRB Meeting Recording:

https://us06web.zoom.us/rec/share/FfQYQq0g59XPPAdolr7_pnKEt7ixrmV4uWmpvaJTwtD6NnxojeYUQyGhUZ43ZaZY.SsL3LFSUg_Li1W-8?startTime=1741129318000

Passcode: @#!93Rr

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

CALL TO ORDER:

Swear in of meeting participants. **6:11pm**

Review additions or deletions to the agenda. **No additions**

Minutes for February 4, 2025: TW moves to approve; JC seconds; **Minutes approved** with all in favor.

Conflict of Interest review for agenda items: **None**

Interested Person Status requested and granted:

1. Wills:

Mark and Diane Cote

Rt. 12

Lake Elmore, VT 05657

ACTIVE or CONTINUING ITEMS:

Owner and Applicant: James WILLS and Dale & Gerri WILLS (LE) Z-25-05

Location: 799 VT RT 12

Tax Map ID: 03/00/17.0 and 17.1

Zoning District: Rural-East

Request: Two Lot Subdivision

Request: Single Lot Subdivision – Final Plat Review

Review criteria under: Section 6.5 and 6.6 – Final Subdivision

Owner: Elmore Community Trust Z-25-07

Applicant: Timothy Lindenmyer

Location: 1208 VT Route 12 – Elmore Store

Tax Map ID: 20/21/20.00

Zoning District: Village District (VLG)/Developed Shoreland District (DSHR)

Request: Conditional Use Approval

Project: To modify and expand handicapped ramp and access decks

Reference: Section 3.8 B.4: Front handicap ramp improvements, rear exit stairway and minor deck

enlargement and Section 5.3 and 5.4: Elmore Bylaws: solely for the purpose of meeting ADA standards.

Discussion:

Wills subdivision: The applicants (Wills) were not present at this hearing. CB, the zoning administrator, presented their application for a 2 lot subdivision. The original lot is to be divided into 2 parcels so that a home can be constructed on the lot for the Wills' son. The paperwork for the subdivision, including

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

the plat of the survey, had been filed 10 years ago but the application for subdivision never came before the DRB and was not approved at that time.

According to the ZA the subdivision conforms to all aspects of the town's zoning by-laws both at the time the application was first submitted, and at the present. The location of the land, the access from Rt. 12, the history of the property, and the plans for development were discussed. Site plans, water and wastewater permits have been filed and approved (by the State of VT). No concerns about this application were raised.

Elmore Store: Tim Lindenmyer present to discuss the Elmore Store ADA ramp/deck improvements. TL described the project being considered in this application. The existing ramp does not meet ADA guidelines. The ramp will be re-built wider and more gradual to meet ADA requirements. The applicants have been working with the State and other agencies, such as the Preservation Trust, to ensure the improvements to the historic building will be ADA compliant, and aesthetically pleasing from a historical standpoint.

The existing concrete steps will be removed and shifted to the left approaching a wider porch area also accessible from the upgraded ADA ramp. The wood framed deck, ramp, porch will be supported by low impact helical supports.

The second portion of the project is to install stairs connecting the rear deck to the lower "poop deck" built over a portion of the septic system. The purpose would be to improve flow of foot-traffic through the store and down to the lake.

Additional plans for the renovation of the interior of the Elmore Store were discussed to provide context to the overall scope of the project, most of which is within the existing historical footprint of the store and does not require DRB approval.

1. **REVIEW:**
2. Meeting closed and DRB goes into deliberative session: 6:40pm
3. Meeting adjourned 7:30pm

Next meeting: April 1, 2025 @ 6:00pm

Draft minutes submitted by Jason Cohen March 10, 2025

