

**MEETING OF THE DEVELOPMENT REVIEW BOARD
A G E N D A
TOWN OF ELMORE, VT**

Meeting Date: TUESDAY, April 7, 2026 at 6:00 pm

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

Agenda Version Number: V 1.1

Agenda Status: DRAFT

DRB Members: Michael Furst - Chair, Paul Rousselle, Caroline DeVore, Jason Cohen, Tom Waldman
Zoning Administrator: Charles Burnham

JOIN ZOOM MEETING: <https://bit.ly/ElmoreZoom> Meeting ID: 677 090 6765 Passcode: 8888

Join via conference call (audio only); Phone: +1-646-558-8656 Meeting ID: 677 090 6765 Passcode: 8888

NOTE: DRB MAY ENTER EXECUTIVE OR DELIBERATIVE SESSION(S)

CALL MEETING TO ORDER: 6:00 pm:

DRB Chair at Town Office; 1175 VT-RT 12

- Review/approve prior meeting's minutes and Decisions: January 6th and February 3, 2026
- Swear in of meeting participants.
- Review additions or deletions to the agenda.
- Conflict of Interest review for agenda items.
- Public comment.

1. -WARNED HEARINGS:

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Owner:	Rosemarie M. West - Trustee	Application #: Z-26-03
Applicant:	Rosemarie and Warren West	
Location:	4117 Elmore Mountain Road	
Tax Map ID:	06/00/47.11 - 47.11 acres	
Zoning District:	Forest District (FR)	
Request:	Conditional Use Review	
Project:	An addition to a single family residence of a 2 car garage and a small, covered rear entry porch (At elevation 1,266 msl). Project meets all dimensional standards. No clearing or lighting proposed	

Review criteria under:

- a. **Table 2.4(C) (Conditional Use)** – addition to a single family Dwelling (Below elevation of 1,500msl)
- b. **Section 5.3 – Conditional Use Review Procedure**

Owner: Michael Fritz **Application #: Z-26-04**
Applicant: Jason Cohen
Location: 345 Hayford Road
Tax Map ID: 08/01/03.110 - 48.6 acres
Zoning District: Rural East
Request: Conditional Use Review
Project: Change of use to ""Rural Industrial"" for an existing building containing a cabinet shop which was previously a ""Home Occupation"". Project meets all dimensional standards. No change of operations, construction, clearing or lighting proposed.
No onsite wholesale or retail sales proposed.

Review criteria under:

- a. **Table 2.2(C) (Conditional Use) –**
- b. **Section 5.3 – Conditional Use Review Procedure**
- c. **Section 4.9 – Rural Industry**

2. DELIBERATIVE SESSION (closed to public)

3. Board member comments and requests to ZA.

Next meeting: **Tuesday, May 5th, 2026 @ 6:00pm. Agenda requests and applications** must be received by April 17, 2025 to accommodate Notice and Newspaper Warning schedule requirements. Send requests to: cburnham@elmorevt.org

Development Review Board (DRB) **Meeting Minutes**

Date: Tuesday, February 3, 2026

Time: 6:00 PM

Location: Elmore Town Office and via Zoom

Chair: Mike Furst

Members Present: Mike Furst, Paul Rousselle, Jason Cohen, Tom Waldman

Zoning Administrator: Charles Burnham

Also Present: Izaac Draper (Applicant), Dawn Kress(Elmore Planning Commission)

DRB Meeting Recording:

https://us06web.zoom.us/rec/share/NnDmSPYTccl_vS4XEhSPRPDpO_hiauRwYim4AxAU2mJ6nmjWzdxowBZPCgFJvEZN.1gAZAay1GSL8tPMB?startTime=1770159685000

Passcode: 105?i*+j

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

1. Call to Order

The meeting was called to order at 6:01 PM. The Chair MF confirmed the agenda had no changes. Minutes were taken by Jason Cohen.

2. Approval of Minutes

- Motion to approve minutes from the August meeting was made (TW) and seconded (JC).
- Approved by majority voice vote.

3. Conflict of Interest / Oaths

- All board members affirmed they had no conflicts of interest.
- Attendees giving testimony were sworn in.
- Sign-in sheet and designation of interested parties completed
- No one present requested interested party status.

WARNED HEARINGS

A. Izaac Draper 722 Beach Rd.

Applicant: Draper Permit No. Z-25-47

Proposal: Applicant is seeking a conditional use permit to allow for a second single family dwelling. The subject property is a 3.4 acre parcel located at 722 Beach Rd.

- Packet presented to DRB including map of location, plans and photos of examples of homes suitable for the proposed new construction.
- Discussion of the structure indicated property is located in the Rural East District and the Forest Reserve District.

ACTION: Board moved to deliberative session to review the project under the zoning bylaws

- Section 2.5, Table 2.2-page 9 Rural East
- Section 2.4, Table 2.4-page 13-Forest Reserve
- Section 5.3- Conditional Use Review Process and 5.4-page 57-58.

MOTION: Motion to move to deliberative session TW; seconded by JC. Approved with all in favor.

4. Deliberative Session

The board entered deliberative session after the conclusion of hearings.

5. Meeting Adjourned PR moves to adjourn hearing; MF seconds. Meeting adjourned at 6:48 Town of Elmore, Vermont

Development Review Board (DRB) **Meeting Minutes**

Date: **Tuesday, January 6, 2026**

Time: 6:00 PM

Location: Elmore Town Office and via Zoom

Chair: Mike Furst

Members Present: Mike Furst, Caroline DeVore, Jason Cohen, Tom Waldman

Zoning Administrator: Charles Burnham

Also Present: Brandon Fowler (Applicant)

DRB Meeting Recording:

https://us06web.zoom.us/rec/share/NRujs98M8lYsdTzpd57_qT_lxpzEl-aDpqt_qov0PKh3mNxzrhQBkH7Vxj3prF.UnZnSB0DXNt1PgSF?startTime=1767740554000

Passcode: ^0+Y8tn6

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

1. Call to Order

The meeting was called to order at 6:30 PM. The Chair MF confirmed the agenda had no changes. Minutes were taken by Jason Cohen.

2. Approval of Minutes

- Motion to approve minutes from the August meeting was made (TW) and seconded (MF).
- Approved by majority voice vote. CD abstain (was not present at the August meeting)

3. Conflict of Interest / Oaths

- All board members affirmed they had no conflicts of interest.
- Attendees giving testimony were sworn in.
- Sign-in sheet and designation of interested parties completed
 - No one present requested interested party status.

WARNED HEARINGS

A. Brandon and Sarah Fowler

Applicant: Fowler

Proposal: Applicant is seeking approval for a 20' diameter Yurt and a 10' x 12' Sugar House previously constructed without a zoning permit.

- Packet presented to DRB including map of location, plans and photos of existing structure(s) on site.
- Discussion of the structure indicated that the project meets all dimensional standards.

ACTION: Board moved to deliberative session to review the project under the zoning by-laws

- Section 5.3
- Section 5.4
- Section 3.5A
- Table 2.2(B) (Permitted Use)

MOTION: Motion to move to deliberative session TW; seconded by MF. Approved with all in favor.

4. Deliberative Session

The board entered deliberative session after conclusion of the hearing.

Meeting Adjourned at approximately 7:00 PM.