

TOWN OF ELMORE

Development Review Board

Application for Conditional Use Review Findings and Decision

In re: IZAAC DRAPER; 722 BEACH RD

Permit Application No. Z-25-47

INTRODUCTION AND PROCEDURAL HISTORY

This proceeding involves review of an application for conditional use submitted by **IZAAC DRAPER** under the Town of Elmore Zoning Bylaw.

1. The application was received by the Zoning Administrator on December 17, 2025. A copy of the application is available at Elmore Town Offices
2. On December 26, 2025, notice of a public hearing was published in the News and Citizen.
3. On January 6, 2026, notice of a public hearing was posted at the following places:
 - a. The municipal clerk's office at 1175 VT RT 12.
 - b. 722 Beach RD, which is within view of Beach RD, the public-right-of-way most nearly adjacent to the property for which the application was made.
 - c. The Elmore Town Hall at 1192 VT RT 12.
 - d. The Town of Elmore WEB site: www.elmorevt.org.
4. On January 6, 2026, a copy of the notice of a public hearing was mailed to the applicant. On January 6, 2026, a copy of the notice of public hearing was mailed to the following owners of properties adjoining the property subject to the application. (See attached list of Surrounding Property Owners copy dated 2/3/2026).

5. The application was considered by the development review board (“DRB”) at a public hearing on February 3, 2026. The DRB reviewed the application under the Town of Elmore Zoning Bylaw, as amended January 20, 2020 (the Zoning Bylaw).
6. Present at the hearing were the following members of the DRB:
 - Michael Furst, Chair
 - Paul Rousselle
 - Jason Cohen
 - Tom Waldman
7. At the outset of the hearing, the DRB afforded those persons wishing to achieve status as an interested person an opportunity under 24 V.S.A. § 4465(b) to demonstrate that the criteria set forth in that statute could be met. No persons appeared or requested party status.
8. During the hearing, the following exhibits were submitted to the DRB:
 - DRB Agenda – DRB February 3, 2026.
 - Application dated: 12/17/25.
 - SITE PLAN SKETCH dated December 9, 2025 showing contours relative to the proposed dwelling.
 - Elmore Property map showing adjoining owners dated December 9, 2026.
 - Three representative examples of 1,500 – 1,600 sq ft two bedroom home with garage.
 - An opinion letter sent to applicant by Zoning Administrator Burnham comparing two possible options for a second dwelling dated December 11, 2025.

These exhibits are available at the Elmore Zoning Files: Z-24-47.

FINDINGS

Based on the application, testimony, exhibits, and other evidence the development review board makes the following findings:

1. The applicant seeks 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 Road in the Town of Elmore (tax map parcel no. 20/20/65.00).

2. This proceeding is to approve the Conditional Use for a second single family dwelling (Principal use) on a parcel created prior to January 1, 2000 in the Forest Reserve District and below the elevation of 1,500msl. The lot was created 9/7/1961 (Book 20, page 281).
3. Table 2.4 (D) Dimensional Standards requires 1.5 acres per principal use.
4. The property is located in the Rural - East District (R-E) and the Forest Reserve District (FR) as depicted on the Town of Elmore Zoning Map on record at the Town of Elmore municipal office and the Zoning Bylaw.
5. Conditional use approval is requested for the project as a single family residence (Dwelling Unit) as that term is defined in section 9.2 of the Zoning Bylaw.
6. The application requires review under the following sections of the Zoning Bylaw:
 - a. Section 2.5, Table 2.2(B) – page 9 – Rural- East
 - b. Section 2.5, Table 2.4 – page 13 – Forest Reserve
 - c. Section 5.3 - Conditional Use Review Process and 5.4 - page 57 & 58
 - d. Section 3.5A. – Existing Small Lots – page 34
7. The application will require the following existing or planned community facilities: none as the project will not require sewer, water or electric utilities.
8. The application will have the following impact on its surrounding area: none as extremely limited clearing has been proposed.
9. The application will cause limited traffic impact. It will utilize an existing paved driveway.
10. The application will utilize the following renewable energy resources: solar for LED lighting.

DECISION

Based upon these findings, and subject to the conditions set forth below, the DRB **APPROVES** the application for a second primary dwelling on the 3.4 acre parcel

As conditioned, the proposed development meets the requirements of: _

- a. Section 2.5, Table 2.2(B) – page 9 – Rural- East
- b. Section 2.5, Table 2.4 – page 13 – Forest Reserve

- c. Section 5.3 - Conditional Use Review Process and 5.4 - page 57 & 58
 - d. Section 3.5A. – Existing Small Lots - page 34
-
1. The application will not have an undue adverse impact on the capacity of existing or planned community facilities.
 2. The application will not have an undue adverse effect on the character of the area affected.
 3. The application will not have an undue adverse effect on traffic and roads and highways in the vicinity.
 4. The application will not have an undue adverse effect on utilization of renewable energy resources.
 5. The application satisfies the requirements of the Zoning Bylaw with respect to minimum lot size, distance from adjacent or nearby uses, performance standards, site plan review criteria or any other criteria required by the bylaw.

CONDITIONS

The DRB **APPROVES** the Conditional Use subject to the following conditions:

1. That the proposed project obtain a Wastewater and Water Supply Permit from the State of Vermont, which permits are to be filed in the Elmore Land Records along with the Engineers Completion Report.
2. That applicant provide additional information memorializing building setbacks and required dimensional standards

The Zoning Administrator is hereby **authorized** to issue a Zoning Permit based upon the above decision and conditions, subject to the Zoning Administrator's approval of the submissions required by the applicant.

Dated at Elmore, Vermont, this eighteenth day of February, 2026.

_____ *Michael Furst* _____, Chair

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the development review board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

V:1.2