

# TOWN OF ELMORE, VT

## Meeting of the Development Review Board

Meeting Date: Thursday, December 5, 2024 at 6:00pm  
Minutes Status: DRAFT

SITE VISIT: None

### Meeting attendees:

DRB Members: Caroline DeVore – Acting Chair, Tom Waldman (Alternate), Michael Furst (by telephone)  
Zoning Administrator: Charles Burnham  
Applicants: Philip Phelps and Holly Phelps  
Others: See sign-in sheet

### Link to Meeting Recording:

[https://us06web.zoom.us/rec/share/J9BuT7T6flwEUAXvIOTotYw62AxG1uoYIOwb4aV0\\_zFwlbzzmRiuvQagf10weNF8.9W845mlllk5SvqLB?startTime=1733439614000](https://us06web.zoom.us/rec/share/J9BuT7T6flwEUAXvIOTotYw62AxG1uoYIOwb4aV0_zFwlbzzmRiuvQagf10weNF8.9W845mlllk5SvqLB?startTime=1733439614000) Passcode: @5Z8\*#&C

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### CALL TO ORDER 6:18pm: DRB Acting Chair Caroline DeVore

- Due to inclement weather and sparse attendance, the meeting agenda was truncated
- Swear in of meeting participants
- Review additions or deletions to the agenda – None
- Conflict of Interest review for agenda items – No DRB members identified conflicts or potential conflicts.

### 1. NEW PERMIT REQUESTS

<b>Owner:</b>	Philip and Holly Phelps	Z-24-40
<b>Location:</b>	3740 VT RT 12	
<b>Tax Map ID:</b>	07/00/09.00	
<b>Zoning District:</b>	Forest District	
<b>Request:</b>	Conditional Use Review	
<b>Project:</b>	Construction of an 8' x 16' shed – 128 sq.ft. (Accessory structure below elevation of 1500 msl (Elev.1345 ft)	
<b>Review criteria under:</b>	a. Section 5.3 and 5.4 b. Forest District: Table 2.4	

### General Discussion – Presentation of materials:

The DRB Acting Chair opened the hearing at 6:21 pm and asked the Zoning Administrator to describe the subject project. The Zoning administrator described the project as the placement of a storage shed structure in a location on the subject property well behind the primary dwelling present on the property. The Applicants indicated that the shed would be placed on cinder blocks and that there would be no concrete pad or other foundation for the storage shed. The shed would not be electrified and there would be no plumbing involved in the project.

A motion to end testimony and move to Deliberative Session was made by Furst, seconded by Waldman, and Unanimously approved by remaining board members (DeVore).

### CLOSE OF HEARING:DRB Entered Deliberative Session (no minutes taken during this session).

Existed Deliberative Session at 6:28pm on motion of Waldman, second by Furst.

Motion to Adjourn Meeting, seconded and meeting adjourned immediately thereafter.

# TOWN OF ELMORE, VT

## Meeting of the Development Review Board

Town Of Elmore  
Meeting Attendance Record

ENTER MEETING DATE:	12-5-24
ENTER MEETING NAME:	DRB

CHECK ALL THAT APPLY					Reason for Attendance
REASON FOR ATTENDING					
YOUR NAME (printed)	Observer	Interested Party	Principal Party	Expert or Consultant	WHY ARE YOU ATTENDING?
<i>Phil Phelps</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>home owner</i>
<i>Holly Phelps</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>home owner</i>
<i>Caroline DeVore</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>DRB Member</i>
<i>Tom Waldman</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>DRB ALTERNATE</i>
<i>Dawn + George Kress</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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