

**Town of Elmore, Vermont  
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](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.

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**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.
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**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.
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**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 PM.

Draft minutes submitted by Jason Cohen February 18,2026