

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

Meeting Date: TUESDAY, AUGUST 4th, 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:

- Review additions or deletions to the agenda.
- Review/approve prior meeting's minutes and Decisions: June 4, 2026 and July 7, 2026
- Swear in of meeting participants.
- Identify and document possible "Interested Persons" .
- Conflict of Interest review for agenda items.
- Public comment.

WARNED HEARING:

Owner:	Patrick J. & Katherine J. Lowkes	Application #: Z-26-19
Applicant:	Patrick J. & Katherine J. Lowkes	
Location:	108 Camp Road	
Tax Map ID:	20/21/30.00 0.30 acres	
Zoning District:	Developed Shoreland District	
Request:	Conditional Use Review	
Project:	Requesting approval to replace a deck in the Lakeside Zone (Revision of approvals Z-25-06 and Z-23-17)	

Review criteria under:

- a. **Table 2.6 (C) (Conditional Use)** – Enlargement, expansion, reconstruction, modification, or relocation of a non-conforming use.
- b. **Section 3.8 – Nonconforming Uses and Noncomplying Structures**
- c. **Section 5.3 – Conditional Use Review Procedure**

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2. Continuing Board Discussion: AI use to help review hearing transcripts, minutes, permit application materials and correspondence to help inform decisions. AI could help reduce the amount of time reviewing, streamline data intake and organization and help strengthen hearing-to-decision workflow. It has access to the latest state and local governing docs. Live access to our regs also helps answers board questions and can help understand previous similar decisions.

3. - Board member comments and requests to ZA.

4. - DELIBERATIVE SESSION (closed to public)

Next meeting: **Tuesday, September 1st, 2026 @ 6:00pm.** **Agenda requests and applications** must be received by August 6th, 2026 to accommodate Notice and Newspaper Warning schedule requirements. Send requests to: cburnham@elmorevt.org