

**TOWN OF ELMORE
DEVELOPMENT REVIEW BOARD
NOTICE AND AGENDA**

Meeting Date: 6:00PM Tuesday, December 2, 2025 (Monthly on first Tuesday)

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

Agenda Version Number: V 1.0

Agenda Status: DRAFT

DRB MEMBERS: Chris Jolly- Chair, Paul Rousselle, Caroline DeVore, Michael Furst, Jason Cohen, Tom Waldman (Alternate). Zoning Administrator: Charles Burnham

The meeting will also be accessible remotely by electronic means.

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

The meeting is live streamed on the Town of Elmore's website: <https://elmorevt.org/>

- 1. CALL MEETING TO ORDER: 6:00 pm**
- 2. AGENDA CHANGES OR ADDITIONS**
- 3. APPROVE PRIOR MEETING MINUTES:** August 5, 2025
 - Swear in of meeting participants.
 - Conflict of Interest review for agenda items.
 - Public comment.
- 4. WARNED HEARINGS:**

Owner: **KATE & BROOK WIGGINS** Application #**Z-25-42**
Location: 304 Camp RD
Zoning District: DSHR – Developed Shoreland District Tax Map ID: 20/21/49.00

5. Project: Construction of a new 3 bed-room single family dwelling with single garage. New well and septic system. All Permitted Uses

Request: a. Consideration of an 11 foot shoreside setback Variance
b. Consideration of % coverage modification
c. Approval of Stormwater Mitigation Plan (5.4 D.)

Reference: a. 5.3 (pg. 57 & 58) and 5.4 (pg. 58-61)
b. Table 2.6 (E) 2, 3 and 6 (pg. 19 and 20)
c. (F) – Vegetation Protection Standards (pg. 21)

Recessed from August 5, 2025 DRB Meeting.

Owner: **Maple Jungle Project, LLC.** Application #: **Z-25-27**
Applicant: **Ellisa J. Dorion**
Location: Worcester Ridge RD – Lot 15B
Tax Map ID: 06/00/74.11
Request: **Extend recess date**

Maple Jungle Project, LLC. (Continued)

Project: Construction of a single family residence with garage and a detached accessory dwelling.
(Single Family Dwelling and Accessory dwelling below elevation of 1,500 msl)
(Elev.1,450msl)

Review criteria under: a. **5.3** (pg. 57 & 58) and **5.4** (pg. 58-61)
b. **Forest District: Table: 2.4** (pg. 13 to 15)

6. **DELIBERATIVE SESSION (closed to public)**
7. **UNFINISHED BUSINESS:**
8. **Board member comments and requests to ZA.**
9. **PERMIT UPDATES AND UPCOMING HEARINGS:**
10. **ADJOURN**

Next meeting: **Tuesday, January 6, 2026 @ 6:00pm. Agenda requests and applications must** be received by December 18, 2025 to accommodate Notice and Newspaper Warning schedule requirements. Send requests to: cburnham@elmorevt.org

