

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

Meeting Date: TUESDAY, June 2, 2026 at 6:00 pm

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

Agenda Version Number: V 1.0

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:

DRB Chair at Town Office; 1175 VT-RT 12

-Review additions or deletions to the agenda.

- Review/approve prior meeting's minutes and Decisions: May 5, 2026
- Elect Chair and Clerk for upcoming year.
- Swear in of meeting participants.
- Conflict of Interest review for agenda items.
- Public comment.

1 - WARNED HEARINGS:

Owner: Todd D. & Emily Anderson

Application #: Z-26-09

Applicant: Todd D. & Emily Anderson

Location: 102 Camp Road

Tax Map ID: 20/21/29.10 1.25 acres

Zoning District: Developed Shoreland District

Request: Conditional Use Review

Project: Reconstruction of an existing single family residence including: Reconstruction of deteriorating foundation (same footprint), including raising the house 3'-0" to accommodate a full basement w/ mechanical, storage and living space. Interior renovations. Existing rear deck will be reconstructed at new elevation relating to raised main floor. A 3'-9" wide stair will be constructed to the new deck replacing the existing stair. Removal of existing second floor balcony and replace with matching roof. Remove bay window at kitchen and replace with flat window. No additional bedrooms or dwelling units.

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**

DRB Agenda – June 2, 2026

2. - Board member comments and requests to ZA.

3. - DELIBERATIVE SESSION (closed to public)

Next meeting: **Tuesday, July 7th, 2026 @ 6:00pm. Agenda requests and applications** must be received by June 11, 2026 to accommodate Notice and Newspaper Warning schedule requirements. Send requests to: cburnham@elmorevt.org