

**MEETING OF THE DEVELOPMENT REVIEW BOARD
TOWN OF ELMORE, VT**

Meeting Minutes - Date: Tuesday, July 1st, 2025 at 6:00 pm
Location: Elmore Town Offices, 1175 VT-12, Elmore, VT 05657
Minutes Version Number: V1.0 DRAFT

DRB Members Present: Caroline DeVore (Acting Chair), Jason Cohen, Tom Waldman
Zoning Administrator: Charles Burnham

DRB Meeting Recording:

<https://us06web.zoom.us/rec/share/cbNa0hrUHPWre879AvIbQ3RzbJpl4z-xJmSxAgMNUqwy7mc72kKhjysBbTn8wEDC.2aeFU63M66UoBEzP?startTime=1751407533000>

Passcode: euE0BY\$B

Meeting recordings will be available for a minimum of 30 days.

CALL TO ORDER:

Swear in of meeting participants

Review additions or deletions to the agenda. **None**

Conflict of Interest review for agenda items. **None**

Interested Person Status requested and granted: **None**

Draft Minutes from April 1, 2025: CD moves to approve; TW seconds; **Minutes approved** with all in favor.

1. ACTIVE or CONTINUING ITEMS:

2. Election of Board Officers has been postponed until all members are present.

3. Applications:

Owner: Kevin F. and Tracey WALL, Trustees Application #: Z-25-16

Location: 199 Old Gould Farm RD

Tax Map ID: 06/00/07.30

Zoning District:; Forest Reserve

Request: Conditional Use Review

Project: Construction of a 14' x 24' single car garage- 336sq.ft. adjacent to an existing garage.

(Accessory structure below elevation of 1,500 msl) (Elev.1348msl)

Review criteria under: a. 5.3 (pg. 57 and; 58) and 5.4 (pg. 58-61)

b. Forest District: Table: 2.4 (pg. 13 to 15)

Owner: Joseph and Kimberly HAGEMAN Application #: Z-25-17

Applicant: Ginkgo Design, LLC, David Burton

Location: 289 Worcester Ridge

Tax Map ID: 06/00/74.23

Zoning District: Forest Reserve

Request: Conditional Use Review

Project: Construction of an in-ground pool and surrounding deck adjacent to an existing residence.

(Accessory structure below elevation of 1,500 msl) (Elev.1380msl)

Review criteria under: a. 5.3 (pg. 57 and 58) and 5.4 (pg. 58-61)

b. Forest District: Table: 2.4 (pg. 13 to 15)

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Wall: Kevin and Tracey Wall were present to present information to the DRB and answer questions.

The following exhibits were submitted to the
Development Review Board:

- A completed application for a Zoning Permit dated June 11, 2025.
- An aerial photo/site plan of the property showing existing conditions and the location of the proposed garage.
- Photo of the proposed site submitted by Arthur Stephenson dated June 11, 2025.
- Testimony of Kevin F. Wall with respect to exterior materials and colors consistent with the existing two car garage.
 - i. The DRB was satisfied that there would be no impact on the area. No trees to be cut, no new driveway access, minimal exterior lighting. The structure will be hidden from public view by the existing structure(s).

Hageman: David Burton of Ginkgo Designs was present to present information to the DRB and answer questions.

The following exhibits were submitted to the
Development Review Board:

- A completed application for a Zoning Permit dated June 11, 2025.
- A site plan of the proposed pool and associated landscaping prepared by Ginkgo Design.
- An aerial photo of the property showing existing conditions.
- Testimony of David E. Burton, Ginkgo Design, LLC.

4. **REVIEW: Rules of Procedure for the DRB Draft 1.2** as submitted by the ZA, Charlie Burnham have been reviewed by all members of the board. TW moves to approve; JC seconds: Rules approved with all in favor.
5. Motion to move into deliberative session: 6:37pm by JC; Second by TW; Vote: Unanimous
6. Meeting adjourned 7:30pm

Next meeting: August 5, 2025 @ 6:00pm

Draft minutes submitted by Jason Cohen July, 9 2025

