

**Town of Elmore, Vermont
Development Review Board (DRB) Meeting Minutes**

Date: Tuesday, August 5, 2025

Time: 6:00 PM

Location: Elmore Town Office and via Zoom

Chair (Acting): Mike Furst

Members Present: Mike Furst, Caroline DeVore, Jason Cohen, Tom Waldman

Zoning Administrator: Charles Burnham

Also Present: Applicants and interested parties: See attached sign in sheet

DRB Meeting Recording:

<https://us06web.zoom.us/rec/share/UJVoSwkk4xxSBvGIMfI9-hUm4yeOseJmr-IHv3U0YLSd09-trbu8s4y8u-pwpNKi.--xjgVs1f9MCHsZU?startTime=1754431360000>

Passcode: xFP\$*8GL

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

1. Call to Order

The meeting was called to order at 6:03 PM. The acting chair, MF confirmed the agenda had no changes. Minutes were taken by JC.

2. Approval of Minutes

- Motion to approve minutes from the previous meeting July 1, 2025 was made (TW) and seconded (CD).
- Approved by voice vote; abstentions from MF, not present at the prior meeting.

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; Susan West identified as an interested party regarding McKinley application.

WARNED HEARINGS

A. JB and June McKinley Trust (Accessory Garage)

Applicant: June McKinley

Proposal: Construct 42x36 ft equipment garage adjacent to existing residence in the Forest Reserve District.

- Packet presented to DRB including map of location and photo representation of proposed building
 - CB and June Mckinley described the property and proposed building
 - Structure to be used for storage only; no plumbing. Not intended for over-night accommodation.
 - Located behind residence, not visible from road or neighboring properties.
 - Board discussed lot history; created prior to Jan 1, 2000.
 - No new clearing or environmental concerns.
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B. Michael and Samantha Jolly (Garage with Living Space)

Applicant: Michael Jolly

Proposal: Add garage and deck with second-floor living space to existing dwelling; not a separate dwelling unit.

- CB and Mike Jolly presented the DRB with the information packet including map, plans and photo of site of proposed garage addition to primary home.
 - Addition will not expand septic; site is already permitted for 6-bedroom capacity.
 - No tree clearing required except minimal brush; small retaining wall expected.
 - Lighting to match existing home fixtures; downward shielded.
 - Questions clarified around parcel creation date and history of prior approvals.
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C. New Maple Jungle Project – Lot 15B Worcester Ridge Road

Applicant: Ellisa J. Dorion

Proposal: Construct residence and potential accessory dwelling on 127-acre parcel.

- Susan W. West, an adjoining property owner, has been recognized as an Interested Party for this project.
- CB and Ellisa Dorion presented the DRB with a map and site plan.
- Site is the only buildable area under 1500 ft elevation; site previously approved in 2014. (Z-14-31)
- Wastewater permit approved for 7-bedroom home and 2-bedroom accessory dwelling. (WW-5-3493-2 issued 3/17/14)
- Applicant plans to revise down to 5-bedroom home with garage.

- No formal approval sought at this meeting. Applicant introduced project and requested site visit before winter snow covers lot.

ACTION: Board recessed hearing to date certain of December 2, 2025 and will await updated plans and notification for site visit once area is staked out.

MOTION: Motion to move to deliberative session TW; seconded by MF. Approved with all in favor.

4. Deliberative Session

The board entered deliberative session after the conclusion of hearings.

Meeting Adjourned at approximately 8:30 PM.

Draft minutes submitted by Jason Cohen August 18, 2025

