

Town of Berkshire
Development Review Board
Thursday October 17, 2024

Unapproved Minutes

Jason Doe

DRB Members Absent: Kris Lantz, Russel Ford

DRB Clerk/Acting ZA: Emily Fecteau

Interested Parties: Michael Gervais, Jennifer Lanphear, Benjamin Sylvester, Mark St. Pierre, Diane McGarry, Donna & Ronald Demar

Meeting called to order at 7:00pm.

A quorum was present

1. Pierre & Nicole Etienne Final Hearing Nine-Lot Subdivision/Boundary Line Adjustment

Michael Gervais presented updated sketch plans, Total lot size is 135 acres, Lot One 83 acres, Lot Two 13 acres, Lots Three, Four, Five & Six 5 acres each lot, Lot Seven 10 acres, Lot Eight 10 acres with existing buildings, Lot Nine 7 acres, Boundary Line Adjustment 1.5 acres to be conveyed to Cole Dudley.

All lots meet all of Berkshire's requirements.

Moved by Jason Doe, Second by Margo to approve this subdivision. **Unanimous**

2. Weld, Douglas, Mark, Matthew Preliminary Plat/Plan Review Hearing Two-Lot Subdivision

Michael Gervais presented sketch plan and proposal for a 2 lot subdivision and a boundary line adjustment on Windy Hill, Lot One will remain farm land containing 200 acres, Lot Two consists of 9 acres with a 50' right of way as part of the 200' of road frontage that is being transferred to Benjamin Sylvester and a boundary line adjustment of .62 acres to square up the property of Wayne and Mary Sylvester. Carl had questions regarding the road frontage, Michael assured the board it was allowed under Berkshire Regulations, Carl asked Emily to contact Regional Planning for clarification.

Mark St Pierre as an abutter stated that he agrees the road frontage shall be allowed.

Final Plan/Plat Approval Hearing scheduled for November 14, 2024.

3. McGarry Edward & Diane Preliminary Plat/Plan Review Hearing Two-Lot Subdivision

Michael Gervais presented a sketch plan and proposal for a 2 lot subdivision, Lot One 34.5 acres with the farm, Lot Two half acre with existing house, the purpose of this subdivision is to add employee housing.

Donna Demar read a statement regarding what impacts of having a mobile home in their back yard would have on their privacy and that it could lower the value of their property. The Board was sympathetic to her situation but agreed it did not concern them.

Carl asked for clarification as to the placement of the mobile home which will be located on the side of the barn. Board agreed it was acceptable.
Final Plan/Plat approval hearing scheduled for November 14, 2024.

4. Motion by Jason Jutras second by Claude to accept minutes of September 12, 2024.
Unanimous Approval

5. Adjourned at 7:45pm by motion of Margo and Jason Doe.

Respectfully Submitted, Emily Fecteau