

Town of Berkshire Vermont
DEVELOPMENT REVIEW BOARD

Thursday, November 12, 2024

UNAPPROVED MINUTES

DRB Members Present: Dustin Broe, Claude Charron, Jason Jutras, Carl Ruprecht, Margo Sherwood, by phone.

DRB Members Absent: Jason Doe, Russ Ford, Kris Lantz

Zoning Administrator / DRB Clerk: Ann Lavery

Interested Parties: Diane McGarry, Doug Weld, and Christian Jablonski, representing Barnard & Gervais

Meeting called to order at 7:15PM

A quorum was present, with Margo on Speaker Phone.

➤ **Douglas Weld Final Hearing Two-Lot Subdivision and Boundary Line Adjustment**

Total lot size 210 +/- acres existing (not surveyed by Barnard & Gervais). As presented, Lot One will equal 200 +/- acres, and Lot Two will be 9.11 Acres. A Boundary Line Adjustment will convey 0.62 from Lot One to Wayne and Mary Sylvester.

Berkshire DRB granted Preliminary Approval to this project with the question being: Does the 50 foot Right of Way become part of the required 200 foot Road Frontage.

Carl and/or Ann will check on this and Approval will be granted on Monday, November 18, 2024, if NRP clarifies the Right of Way question.

** Additional Note -- Northwest Regional Planning was contacted and frontage issue is resolved.

Subdivision **Approved by Acclimation.**

➤ **Edward and Diane McGarry Final Hearing Two-Lot Subdivision**

This project is in the Extended Village District.

Lot One currently equals 35 +/- Acres, not surveyed by Barnard & Gervais. As proposed Lot Two will equal 0.5 Acres to be subtracted from Lot One leaving Lot One 34.5 +/- Acres. Lot Two has 159.72 feet of Frontage on Berkshire Center Road, greater than the required 75 feet. There is a proposed 30 foot easement over Lot Two in favor of Lot One. *See Plat 24126 for location.

Moved by Jason J Second by Claude to approve this Subdivision. **Unanimous Approval**

➤ **Minutes**

October 17, 2024 Moved by Jason J., second by Claude to approve. **Unanimous approval**

- **Ann** shared two letters from **State of Vermont** regarding **Berkshire Barn and Gardens, LLC.**
Act 250 Application has been filed. **Agency of Natural Resources** has conducted a site visit and Found no wetlands on this property and no activity jurisdictional under Vermont DEC Rules.

- **Adjourned at 8:18** by motion of Claude and Dustin.

Respectfully Submitted, *Ann E. Lavery*

