

*Town of Berkshire Vermont*  
DEVELOPMENT REVIEW BOARD  
**Thursday, FEBRUARY 12, 2026**

UNAPPROVED MINUTES

DRB Members Present: Dustin Broe, Russ Ford, Stacy Gregoire, & Carl Ruprecht, Chairman  
\*Claude Charron, \*Margo Sherwood \*present by telephone

DRB Members Absent: Jason Doe, Jason Jutras

Zoning Administrator / DRB Clerk: Ann Lavery

Interested Parties: Samuel Lagasse; Barnard & Gervais, Joshua Hammond

Meeting called to order at 7:20PM

A quorum was present

❖ **NEW BUSINESS**

➤ **Procedural Bylaws**

According to Bylaws, The DRB recorded that Jason Doe and Jason Jutras were absent.

➤ **Final Hearing Mark and Amanda St.Pierre Boundary Line Adjustment 1546 Richford Road**

Samuel Lagasse, from Barnard & Gervais, was present to present this proposal. Current Lot size (Lot 8 on Map 2) is ten (10.01) acres and as proposed will equal Twelve (12) acres. [B&G Project 25500-A] The proposal will move the South Property Line back approximately 235 feet to 254 feet. The Lot will retain a rectangular shape. Remaining lands of St.Pierre surrounding Lot 8 are not surveyed by Barnard & Gervais but see Volume 61 Page 379 of Berkshire Land Records. **Unanimous Approval Granted**

➤ **Final Hearing Mark and Amanda St.Pierre, and Bradley and Megan St. Pierre**

**Two-Lot Subdivision & Boundary Line Adjustment 1544 and 1668 Potato Hill Road**

Samuel Lagasse presented this proposal. SUBDIVISION: 1544 Potato Hill: Proposed Lot currently is Fifty-six (56 +/-) acres, recorded in Vol. 84 Pg. 281, belonging to Mark & Amanda St.Pierre. As proposed Lot One will be retained as Forty-six (46+/-) acres, and Lot Two containing Nine and eighty-one hundredths (9.81) acres will be conveyed to Bradley and Megan St.Pierre. Remaining Lands of St.Pierre, in Lot One, Forty-six +/- (46+/-) acres not surveyed by Barnard & Gervais. [B&G Project 25500]

BLA: 1668 Potato Hill: Current lands of Bradley & Megan St.Pierre (Lot One) are five and twenty-five hundredths (5.25) acres. Vol. 93 Pg. 598 Proposed land to be conveyed from Mark & Amanda St.Pierre, five and forty-five hundredths (5.45) acres. Lot One as proposed will be Ten and seven tenths (10.7) acres. Remaining lands of M&A St.Pierre, Fifty-five (55) +/- acres not surveyed by B&G. [B&G Project 25500] **Unanimous Approval Granted**

➤ **Sketch Plan Hearing Donald, Joshua, and Liza Hammond Two-Lot Subdivision 281 Hammond Road**

Samuel Lagasse presented this proposal. Currently the Hammond Acreage is Three hundred fifty (350) +/- acres. Vol. 72, Pg. 386. As proposed Lot-One will retain Three Hundred forty-five (345) acres, and newly created Lot-Two will be Five (5) acres. Plans are for a new dwelling on Lot-Two. All DEC Permits are recorded for the proposed house. A Driveway Permit is pending. Lot-Two boundary lines are greater than Five hundred (500) feet from the existing house, thus meeting the State requirements. All Berkshire requirements, including Two hundred (200) foot frontage are met. **Preliminary Approval Granted**

➤ **Zoning Administrators Report**

There is not a lot of action at this time of year. Ann is continuing to do Site Visits for New Constructions to meet Compliance Regs.

➤ **Minutes:**

Moved by Russ, Second by Dustin to approve Minutes of January 8, 2026.

**Unanimous**

❖ **ADJOURNED**

Moved by Acclimation to adjourn meeting at 8:40 PM.

**Unanimous**

*Respectfully Submitted,*

*Ann E. Lavery*