

Town of Berkshire Vermont

DEVELOPMENT REVIEW BOARD

Thursday, February 10, 2022

UNAPPROVED MINUTES

DRB Members Present: Dustin Broe, Claude Charron(by Facetime), Jason Doe, Russell Ford, Jason Jutras ,Kris Lantz, Carl Ruprecht, Margo Sherwood

DRB Members Absent:

Zoning Administrator / DRB Clerk: Ann Lavery

Interested Parties: Michael Gervais

Meeting called to order at 7:10 PM

◆ **NEW BUSINESS**

➤ **SUBDIVISION HEARING: LEON & KATIE WEST**

➤ Leon & Katie West, 221 Lost Nation Road – Two Lot Subdivision

Michael Gervais presented plans for this subdivision

Total Lot size equals 35.1 acres. Proposal is to create **Lot One to equal 30.1 acres** of woodland,

Lot Two will be 5.0 acres with existing house and barn. Both lots have required frontage on Lost Nation Road.

Moved by Margo, Second by Carl to approve this Two-Lot Subdivision. Unanimous Approval.

➤ **BOUNDARY LINE ADJUSTMENT HEARING: MARK & AMANDA ST.PIERRE**

➤ Mark & Amanda St.Pierre, 321 Camp Road -- Boundary Line Adjustment

Current lot size is 34.7 acres. Proposal is to adjust the boundary line so that Parcel One equaling

5.24 acres will remain with the existing house. Parcel Two equaling 29.3 acres will merge with the

previously owned abutting property, some of which is located in the Town of Richford. Parcel ID

HH0088 is in Richford with 150+/- acres. The newly merged 29.3 acres in Berkshire will increase

the total lot size to 179.3 +/- acres. Parcel Two has 1000 +/- feet of road frontage on Hardwood Hill Road.

The 29.3 acre portion of Parcel Two cannot be built on with a residence due to the lack of adequate road frontage.

Moved by Russ, Second by Jason J. to approve this Boundary Line Adjustment. Unanimous Approval

➤ **BOUNDARY LINE ADJUSTMENT HEARING: LEROY & MARILYN GRUNEWALD**

➤ Leroy & Marilyn Grunewald, 3951 West Berkshire Road -- Boundary Line Adjustment

Current lot size is 5.0 acres. This lot is part of a Subdivision previously approved in 2021,

Lot will remain with 5.0 acres but boundaries will be adjusted to follow the lay of the land and allow for more land to be used for agricultural purposes.

Moved by Jason D, Second by Russ to approve this Boundary Line Adjustment. Unanimous Approval

◆ **OLD BUSINESS**

➤ **MINUTES OF NOVEMBER 11, 2022**

A correction under OLD BUSINESS. Line should read.....Federal Funds had been awarded to Franklin County to improve communication services.

Moved by Russ, Second by Carl to Approve Minutes with minor correction. Unanimous Approval

➤ **Kris: COMMUNICATIONS IMPROVEMENT GRANT**

Kris reported that much planning and discussion is happening regarding the use of this grant funding. Plans in place now have a scheduled start time of Summer 2022 into Fall. Anyone interested is welcome to join this committee. Please contact Kris Lantz for more information.

➤ **ANN: UPDATES**

Ann reported that Zoning has been very busy.

Certificates of Compliance for Section 2.10 of the Bylaws have been issued to all but **four** of the **fifteen** 2021 permitted constructions. All Certificates that were issued required a Site Visit completed by Ann.

Two permits for new single family homes have been issued. Much concern was expressed by the DRB regarding these lots. There was concern that a legal subdivision had not been permitted. Ann will research on Monday to be certain that all is legal.

◆ **RECOGNITION OF VISITORS**

◆ **ADJOURNMENT**

➤ **Moved by Russ, Second by Jason J. to adjourn meeting a 9:05 PM. Unanimous**

**NEXT DRB MEETING IS
MARCH 10, 2022**

*Respectfully Submitted,
Ann E. Lavery*