

# Town of Berkshire Vermont

## DEVELOPMENT REVIEW BOARD

Thursday, JULY 14, 2022

### UNAPPROVED MINUTES

DRB Members Present: Dustin Broe, Claude Charron, 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, Barnard & Gervais, LLC

Meeting called to order at 7:00 PM

#### ◆ NEW BUSINESS

- **PAUL, RAYMONDE & DANIEL COUTURE TWO-LOT SUBDIVISION 1209 AYERS HILL**  
Total lot size equals 11.1 Acres. As proposed Lot One with existing trailer, and required frontage on Ayers Hill will be 5.37 acres. Lot Two with frontage on TH#16 (Old Andersen Road) will be 5.73 Acres.  
Moved by Jason D. Second by Margo. **Unanimous Approval**
  
- **PAUL, RAYMONDE & DANIEL COUTURE BOUNDARY LINE ADJUSTMENT 2208 NORTH ROAD**  
Current Lot size is 5.3 Acres. Owner requests that boundary line be adjusted so Lot One will be 5.0 Acres, and the remaining .3 Acres will be added to existing farm land.  
Moved by Margo, Second by Jason. **Unanimous Approval**
  
- **PAUL, RAYMONDE & DANIEL COUTURE TWO-LOT SUBDIVISION 1677 NORTH ROAD**  
Current lot size is 190 +/- Acres. Proposal would separate existing house, barn, spring, and outbuildings from the crop-farmland. Lot One with the buildings is proposed to be 5.0 acres, accessed by a fifty (50) foot Pre-existing Right of Way from North Road. Lot Two would remain 185 +/- acres of farm land.
  - DRB did not approve this subdivision. Section 5.3 A of Bylaws states that "...land development may be permitted on lots that do not have frontage either on a public road or public waters only with the approval of the DRB through site plan approval under Section 3.2.
  - Approving this Subdivision would be setting a precedent and in order for DRB to keep with past practice, since there are adequate ways to create the two hundred (200) of road frontage, the DRB requests that this proposal be modified to fit bylaws and the plan be reviewed at the August 11, 2022 DRB Meeting.

#### ◆ OLD BUSINESS

- **MINUTES OF JUNE, 2022.**  
Moved by Russ, Second by Jason to Approve Minutes. **Unanimous Approval**

- **ANN: UPDATES**

Only Three constructions from 2021 have not been completed. Many CCs have been requested.

#### ◆ ADJOURNMENT

- Moved by Russ, Second by Jason D to adjourn meeting at 8:40 PM. **Unanimous**

Respectfully Submitted, Ann E. Lavery

