

Town of Berkshire Vermont

DEVELOPMENT REVIEW BOARD

Thursday, August 10, 2023

UNAPPROVED MINUTES

DRB Members Present: Dustin Broe, Claude Charron, Jason Doe, Russ Ford, Jason Jutras, Kris Lantz, Margo Sherwood, Carl Ruprecht

DRB Members Absent:

Zoning Administrator / DRB Clerk: Ann Lavery

Interested Parties: Michael Gervais, John Barabe, David Record, Brad Lumbra

Meeting called to order at 7:05 PM.

➤ NEW BUSINESS

- **Final Hearing: PAUL HATCH 3-LOT SUBDIVISION (Extended Village / Rural Land)**
 - **Michael Gervais** submitted a request for a **Waiver** under **Section 7.1 C of the Berkshire Regulations**. Lot 2 of this proposed Subdivision is in both the **Rural Lands and Extended Village District**. The Hatch home is actually bisected by the District Line. It is Mr. Gervais' request that the DRB allow this Subdivision to occur with Lot One (1) falling completely in the Extended Village District, 1.86 Acres; Lot Two (2) in both Districts, waived with 1.16 Acres, (instead of the five (5) acres required in the Rural Lands District); and Lot Three (3) in Rural Lands District 22 +/- Acres. This waiver will allow for more land to remain in Ag Use.
Moved by Jason D. seconded by Dustin to approve this Subdivision with the house on a 1.16 Acre Lot due to Village / Rural District Lines. Unanimous approval.

- **The DRB suggests that the Planning Commission modify the District Lines so that this lot and the adjacent Wetherby Lot be included in the Extended Village District.**

- **Final Hearing: GILLES & SHEILA HARDY BOUNDARY LINE ADJUSTMENT**
 - **Michael Gervais** presented the final **Boundary Line Adjustment Survey Plat (Project # 23084)** for Hardy & St. Pierre Bros, LLC. Hardy Lot as existing is 10.61 Acres. As presented Gilles & Sheila Hardy Lot will be 5.00 Acres, and the remaining land will be conveyed to St.Pierre Bros, LLC.
Moved by Margo and seconded by Russ to approve BLA. Unanimous approval

➤ RECOGNITION OF VISITORS

- **John Barabe, David Record, Brad Lumbra**
 - John & Margie Barabe enrolled their farmland in **Vermont Land Trust**, with the exclusion of a Five (5) Acres Building Lot. The Vermont Land Trust did NOT allow for the required two hundred (200) feet of Road Frontage for this lot. The Lot has One hundred-forty (140) feet of frontage. **David** is interested in building a SFD on this lot, and is investigating ways to satisfy the regulations.
The DRB is not willing to grant a variance due to establishing past practice.

It was suggested that a Boundary Line Adjustment could occur with Bradley Lumbra the adjacent property owner. Brad was reluctant to allow this due to mortgage issues. A permanent easement was then proposed as a possible solution. Parties will continue to investigate solutions to this situation.

➤ **OLD BUSINESS**

- **Minutes of July 13, 2023**
 - **Moved by Jason J. seconded by Kris to approve the July 13, 2023 Minutes as amended and after having been proofread by Carl. Unanimous Approval**

➤ **UPDATES**

- **Paul Gander**
 - Ann has received a complaint that there is a travel trailer permanently located on this property, without proper Water/Wastewater Permits. There was also a complaint of very loud noise coming from this trailer at all hours of the night. Ann has mailed a "friendly" compliance letter, and will notify the proper Vermont Department of Environmental Conservation.

➤ **ADJOURNED**

- **10:30 PM Approved by Acclamation**

➤ **NEXT MEETING**

- **SEPTEMBER 14, 2023**

Respectfully Submitted,

Ann E. Lavery

