

Town of Berkshire Vermont
DEVELOPMENT REVIEW BOARD
Thursday, October 12, 2023

UNAPPROVED MINUTES

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

DRB Members Absent: Kris Lantz, Margo Sherwood

Zoning Administrator / DRB Clerk: Ann Lavery

Interested Parties: John Barabe, Margie Barabe, David Record, Katie Atherton, Kelly Callan

Meeting called to order at 7:05 PM.

➤ **NEW BUSINESS**

- **John & Margie Barabe - Final Hearing - Two-Lot Subdivision - Waiver**

Michael Gervais wrote a letter requesting the DRB to grant a waiver for the required 200 feet of frontage per building lot. Vermont Land Trust made a mistake when John Barabe enrolled his farm. It was John's decision that his entire farm be included in the Trust with the exception of a five (5) acre building lot. The Trust granted the five acre lot, but did not assure that there was 200 feet of frontage. The Lot has 140 feet of frontage. The extra 60 feet is a very small piece of land that is basically a ditch about four feet wide. Michael's letter states, granting this variance will have no negative affect on the neighbors or character of the neighborhood.

Moved by Claude, Seconded by Russ –

Recognizing that this is a unique situation, and a minute area of property (140 sq. ft.), The Berkshire DRB grants a waiver as described in the Letter from Michael Gervais. Letter will be attached to Permit.

- **Unanimous Approval**

- **Karie Atherton - Kelly Callan - Boundary Line Adjustment**

The purpose of this Boundary Line Adjustment is to create a more regularly shaped lot. The lot has the required two hundred (200) feet of frontage. Lot size will stay exactly the same.

Moved by Carl, Second by Claude to modify the shape of the lot described on Map Number 2022-18, certified by H. W. Chaffee Surveying.

- **Unanimous Approval**

➤ **OLD BUSINESS**

- **Minutes of September 14, 2023**

Moved by Jason J. seconded by Dusty to approve these Minutes as corrected, by striking the word "very" in the motion for John Barabe.

- Unanimous Approval**

➤ **UPDATES**

--**DRB approved a letter from Ann regarding the fact that 447HORSESHOE RD, LLC, the Desmarais property is not in a restricted area, and Salvage Yards are permitted with Site Plan and Conditional Use Approval.**

--**Donald Hammond property was discussed. Donald has reserved two five acre lots from VLT, neither lot has the required frontage.**

- **ADJOURNED 8:45 PM**

Ann
Respectfully Submitted, Ann E. Lavery