

Town of Burke
212 School Street
West Burke, Vermont 05871
Development Review Board
Minutes
February 12, 2020 - 6:00 P.M.

Members present: James Bentley, Scott Chappell, Ed Guest, Herm Hoyt. Mike Harris ZA (Phone)

Visitors: Rick Ringgard, James Biondillo, V Jacob, Ben & Kim Bangs, Bob & Sharon Morse, Jim Crone, Philip Zalinger, Jerome O'Meara, Ryan Simpson, Peter White, Viki & Richie Woodworth .

James opened meeting at 6:00 P.M with the reading of the oath. Also disclosure of interested parties and ex parte communications. There were none.

Permit # 2020-01: Jeremiah Little/Marie Flood. This was a change of use permit, for the Little's who are in the process of buying the Flood home and they want to run their towing business from here. No one has shown up to represent this permit, James asked for a motion to table this permit until March 11, 2020. Scott motioned/ Ed seconded, Permit tabled.

Permit # 2020-02: Jim Crone, and his lawyer Philip Zalinger, Jr. are requesting to have the Caretaker Cottage be considered as an accessory use, with site plan review. This is a conversion of the wagon barn to a caretakers cottage. It will be used for the Management /staff living quarters. This will be a 1 bedroom cottage. One year ago the restaurant and parking lot plan was approved. Letters to the abutters have been sent and a copy was in the file. Site Plan maps were reviewed.

An accessory use is permitted in Agricultural-Residential II (AR II) on Page 12 of the Burke Zoning Bylaws. On-demand water heater will be used for the cottage and LED lighting. The entrance to the caretakers cottage will be the same entrance as the restaurant. The caretakers cottage will have two parking spots.

The Site Plan was discussed, which is on page 75 of the Burke Zoning Bylaws. Section §806.

- Lighting was shown on map. There were 6 downward lighting post shown on the map. It was discussed to have seven (7) for safety.
- Landscaping was discussed with plants that will not block vision for the traffic.
- There will be one dumpster by the restaurant's loading dock. Another for recycling if it is required.
- Operation of hours for the restaurant were discussed and approved in Permit # 2019-03. The patio has hours of operation until 10 P.M. No outdoor activity past that time. The restaurant will be open 10 A.M. to Midnight Seven (7) days a week.
- Stormwater run-off plan has been designed by an engineer.
- Parking area can be entered from two entrances, but exited only at the lower one farthest from the restaurant.
- There were no plans on signage. The owner will come back to the board with the plans for signs. Entrance into driveway and exit must be clearly marked.
- Speed limit on Darling Hill road is 35 mph.

James asked if there were any other questions or comments, Mr. Woodworth commented he has concerns for safety.

There were no other questions, James asked for a motion to close the hearing, Ed/Scott motioned and seconded, all in favor. Hearing closed. The board will deliberate, within 45 days Mr. Crone will get the decision.

Site plan maps were left for the board and public to review.

Permit # SD -2020-01: Peter White requesting a 5 lot subdivision at 1925 Burke Green Road, (the former Deth property). He owns 104.63 Acres. This lot is located across the road from the house. Lot 1-7.06 Acres: Lot 2-13.2 Acres, Lot 3-7.63 Acres, Lot- 4-16.96, Lot-5-59.78 Acres. Lot 5 is a Deer Yard which he plans to not disturb.

He plans to sell Lot 1, 2, and 3 and keep 4 & 5. Lot 5 will have a driveway easement. He has soil boring test which confirmed the soils are suitable for ground septic systems. He has received 2 road access approval from the town.

The board considers this subdivision a minor one. Letters to the abutters have been sent and a copy was in the file. He presented the board with had 4 map copies for the board.

A letter was received by fax from one landowner, Ky & Mary Dewan, which was read. They were concerned of run-off on to their property, when the lots are developed.

James Biondillo was concerned that development in this area will cause a lot of logging to take place. He recently bought his property with the intentions of enjoying what nature has to offer. Development will take this away. One lot is in the scenic overlay district which he can view from his property.

There are no other questions, James asked for a motion to close Scott/Ed seconded, Hearing closed. The board will deliberative and Mr. White will be notified within 45 days of this hearing.

Review of December & January's minutes. There were not enough member's present to approve them.

Zoning Administrator: Mike Harris

He has been in contact with the orange rind who are working with him on the lighting. They are shutting them off at night. He will be discussing internal lit lights at the planning board meeting.

No other business, James asks for a motion to close the meeting. Ed/ Scott seconded. Meeting closed. 8:10 P.M.

Respectfully submitted;

Linda Hackett Corey DRB Clerk