

Town of Burke  
Development Review Board  
July 20, 2016  
Minutes

Present: Herm Hoyt, Ed Guest, Mike Harris, Buddy Machell, and Tamara Colten-Stevens (clerk).

The meeting was called to order at 6:05pm.

**Permit #2016-26: Willoburke LLC, requesting a conditional use permit for construction of a bridge over the Dishmill Brook, placement of portable saunas, hot tubs and accessory structures to serve as the “Willoburke Nordic Spa”, and to serve food and beverages to Spa guests, at 638 VT Rte. 114, East Burke, VT.**

Mark and Maryann Bertolini came before the Board on behalf of Willoburke LLC. According to Mark, most of the 4 acre property is on the other side of the Dishmill Brook. He has been working with the State regarding putting in a bridge. The bridge would be built at the edge of the parking lot and be 10' in width. It will be big enough for a small pick up truck or four wheeler to cross it with needed materials.

Portable hot tubs will be located on the property with a small 'hobbit house' and small gathering house in between. There will be four clusters of these. The hot tubs will be on crushed gravel and will be heated with wood. There will be solar power and downcast lighting. The Bertolini's would like to serve beer and wine eventually.

There will be no nakedness on the property, though guests can be unclothed in the sauna. Noise will be limited. Hours will be 8am-11pm. The hot tubs etc may be visible from the road in the winter. The priority is for guests of the Inn, but the hot tubs will be open for rent by the public additionally.

A site visit will take place on Tuesday, July 26<sup>th</sup> at 5:30pm.

Ed made a motion to continue the hearing for August 10, 2016. Buddy seconded the motion. All in favor. The hearing will be continued.

**Permit #2016-25: Scott and Mildred Chappell, requesting a building permit, conditional use permit and waiver of setbacks, for a residence and business (Burke Property Rentals), with a 3'x5' sign and a 2'x4' sign, at 1089 Mountain Road, East Burke, VT.**

Scott and Millie Chappell came before the Board stating that this building will be the final of their development on the Mountain Road. The building will be one apartment and business office. Scott has been in contact with the State and the waster water permit has been secured.

Herm asked about the setbacks with the Dishmill Brook and discussion ensued.

A site visit will take place on Tuesday, July 26<sup>th</sup> at 5:00pm.

Buddy motioned to continue the hearing. Ed seconded the motion. All in favor. The hearing will be continued.

**Permit #2016-27: Patricia Vanderhoop, requesting a permit for a small animal care kennel, at 2948 Sugarhouse Road, West Burke, VT.**

**Patricia Vanderhoop came before the Board with the same application that had been previously permitted. The time had lapsed on the permit so she is back before the Board. She has been through all of the Act 250 permitting.**

**The building, which has been built, will house small animals and provide daycare. The property is 60 acres. Setbacks are ok. There were no interested parties.**

Ed motioned to close the hearing. Buddy seconded the motion. All in favor. The hearing was closed.

**Permit #2016-28: Tom and Nancy Taylor, requesting a conditional use permit for a home business work space and office, with signage, at 2697 VT Rte. 114, East Burke, VT.**

Tom and Nancy Taylor came before the Board. Their business involves melting and packaging chocolate. They do have part time help occasionally. This will not be a café but they would like people to come pick up chocolates. Fed Ex and UPS pick up and deliver. Holidays are the busiest times. Parking is ample. The Taylor's live next door to the business.

There will be a sign with two posts and downward casting lighting.

There were no additional questions. Ed motioned to close the hearing. Herm seconded the motion. All in favor. The hearing was closed.

The minutes from June were reviewed and approved.

Respectfully Submitted,

Tamara Colten-Stevens  
DRB Clerk