

Town of Burke
Development Review Board
June 8, 2016
Minutes

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

Permit #2016-18: Linda Lotti, requesting a change of use permit to operate a café at 603 VT Rte. 114, East Burke, VT.

Will be located in the old Willy's restaurant utilizing the first floor and the loft area. Signage that is presently there will be removed and replaced with new signage which will be the same size or smaller than the existing. Downward cast lighting will be on the sign. There are plenty of parking spots and a handicapped spot and ramp. There are two entrances to the building. The applicant will be selling coffee, pastries and pre made sandwiches. There is no kitchen but they may like to have one in the future. There will be outdoor seating in the front of the building.

The applicant's have spoken with the water district and all is ok for joining the system. Scott Chappell has spoken with the state and the permitting will revert back to when it was a restaurant, so all septic and wastewater is approved.

Hours of operation will be 6a-6p seven days per week, but the applicant is asking for permission for hours from 6am-11p. Will not be operating that entire time, but would like the extra hours available for book clubs, chess clubs etc. The applicant would like to be open by late August/early September.

A letter from abutter Coralie Curran was received by the Board and discussed. The applicant addressed all of Coralie's concerns and discussion ensued. Linda has spoken with Coralie and will phone her again. The high school is in full support of the project.

No other questions. Buddy made a motion to close the hearing. Ed seconded the motion. All in favor. The hearing was closed.

Permit #2016-20: Andrew Miller Brown, requesting a conditional use permit for a home bakery, at 707 Calendar Brook Road, West Burke, VT.

The applicant is a stay at home dad and would like to sell retail pies out of his home. He will do special/advanced orders and patrons would stop by to pick them up. He also works the local farmer's markets.

Parking was discussed and there is plenty. Signage will be put up on pie days and taken down when he is not baking. In winter he would like the sign to be lit with downward casting led lighting.

Water and septic are ok according to the State.

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

No other business, ZA report or mail.

The meeting minutes from May 11, 2016 and May 18, 2016 were reviewed and approved.

The Board entered Deliberative Session at 6:35pm.

Respectfully Submitted,

Tamara Colten-Stevens
DRB Clerk