

Town of Burke Development Review Board
May 11, 2016
Minutes

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

Meeting called to order at 6:10pm. The Oath was read. No conflicts of interest were disclosed.

Permit #2016-08: Eric Bogie and Michelle Laferriere, requesting a permit for a road sign (4'x8') for a home office at 97 Rte. 5, West Burke, VT.

The applicant is a speech and language pathologist (Dream Acres) who has children come to her home for appointments. A diagram of the sign was presented. The sign will be 120' from the centerline. There are no concerns about obstruction of view of traffic on Rte. 5. The applicants were informed that all lighting on the sign must be downward cast. There were no interested parties.

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

Permit #2016-09: Kent Sourbeer and Kirsten Sultan, requesting a building/conditional use permit for interim primitive camping sites for personal/commercial use at 201 East Darling Hill Road, East Burke, VT.

The applicants have a 1 acre piece of property towards the base of East Darling Hill Road. Friends and others have camped on it in the past and they would like to formalize the arrangement as a business. There will be three tent sites with moveable tent platforms 12'x12' in size. Each site will have a fire pit (metal ring or boulders/concrete blocks) and a fire extinguisher. There is no water supply at the property. The applicants have met with the fire marshal and the fire department has been informed of their plans. A portalet is present on site. Trash and recycling bins will be on site.

Some tree clearing may need to happen at Site #2. The existing road into the property will be graveled.

Quiet hours will be observed between 10:00pm and 8:00am. The seasonal operation will take place between May and October. A project description with a list of conditions for renters (i.e. quiet hours and fire bans if necessary) was presented to the Board.

Zoe Gascon and Neil Favreau live near the property and came before the Board with a letter stating their concerns about the application. They have had issues in the past with noise (fireworks and cannons) and underage drinking parties and want to be certain that this will not continue. Discussion ensued.

The Board will have a site visit with the applicants on May 12, 2016 at 5:00pm and will reconvene to deliberate on May 18, 2016 at 6:00pm at the Town Clerk's Office.

Buddy motioned to continue the hearing until May 18, 2016. Frank seconded the motion. All in favor. The hearing will be continued.

Permit #2016-12: Mike Mathers/ Dishmill Forest Products LLC, requesting a permit for a 20'x24' addition to be added to an existing building at 44 Belden Hill Road, East Burke, VT.

The applicant would like to add a bedroom to an existing building. No additional bathroom or kitchen will be needed. Frank asked about septic and whether or not additional septic would be needed due to the addition of a bedroom. Mike said he would call the state and let the Board know. His current septic seems adequate to Buddy. There were no interested parties.

Buddy made a motion to continue the hearing until May 18, 2016 at 6:00pm. Charlotte seconded the motion. All in favor. The hearing will be continued. Mike was informed that he does not need to attend the hearing but can simply provide the requested information.

Permit #SD-2016-02: Glenn Bean/Beanstalk Vacation Rentals, requesting a permit for a subdivision of 14 acres on the Pinkham Road, East Burke. Lot #1- 2.5 acres; Lot #2- 2.5 acres; Lot#3- 4.5 acres; Lot #4- 4.5 acres.

Nate Sicard of Ruggles Engineering and Glenn Bean came before the Board requesting a subdivision on property along the Pinkham Road. Maps were provided to the board. Lot #1 has an existing curb cut. Lot #2 will not be built on at this time due to wetland concerns. Lots #3 and #4 will have a shared driveway. Permits are pending for a stream crossing. Each site will have a well. Lot #3 and #4 will have a 50' ROW through Lots #1 and #2 to access them.

The applicant has met with the state regarding wetlands and permits are pending. Lot #1 will not be of concern with these permits. A building permit for Lot #1 has been submitted and construction storm water permits are in place. A 50' buffer will be needed on the other three lots for the wetlands that are present on the property. Development will occur on a little more than 3 acres of the 14-acre parcel when all is completed. Three houses will be built and used as vacation rentals. Curb cuts need to be approved by the Town and this application is pending.

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

Other Business- Town of Burke listers/Burke Mountain letter

The Board read the letter from the Town listers regarding the lack of documentation for an alleged subdivision at Burke Mountain. No decision was rendered.

Meeting Minutes from March 9, 2016 were reviewed. Charlotte motioned to accept the minutes. Ed seconded the motion. All in favor. The minutes were approved as written.

Mail- none

Zoning Administrator Report- none

The meeting was adjourned at 7:35pm.

Respectfully Submitted,

Tamara Colten-Stevens
DRB Clerk