

Town of Burke
212 School Street
West Burke VT 05871
Development Review Board Minutes
Community Building October 14, 2026 6:00 P.M.

Members present: Buddy Machell, Chair, Nikki Peters, Eleanor Kenworthy, Frank Cuccia, Scott Chappell, Jennifer Barone, Ed Guest, Zoning Administrator, Michael Harris, DRB Clerk, Linda Hackett-Corey.

Visitors: Fred Reynard, Mark Stannard, John Broderick, Fritz Brumder, Kevin Mack, Gabe Porter-Henry
On Zoom: Ben & Laura Dougherty, Paul Hayes

Buddy opened meeting at 6:00 P.M. Oath was read, Buddy asked for any Disclosure of Conflicts and Ex-Parte communications. Ed Guest is an abutter, he will recuse himself from Bear Den Holdings. Warning was read. All meetings are recorded.

Permit #SD- 2026-01- Bear Den Holdeo, LLC, East Burke VT., requesting to subdivide 1608.93 Acres into two parcels. Lot 1- 50.20 Acres- Lot 2-1,558.72. The 50.20 Acres will be for preservation and protection and education. There is a 50 ft. Right-of- way that is a trail. Can be used for biking, ATV's. It will always remain a trail. It is located in the wetlands. A map was presented of the Subdivision, letters were sent out to the abutters. A narrative of the property was presented, it is located in the scenic overlay. There were only positive comments. The board has no other questions. Buddy asked for a motion to close. Eleanor motioned/ Jen seconded. All in favor. Hearing closed.
The applicants will be notified within 45 days of the board's decision hearing, by certified mail.

Permit # 2026- 45- Ben & Laura Dougherty, Yarmonth Me., requesting to have short & long term rentals located at 140 Smith Hill road, East Burke -Letters to abutter have been sent. Short and Long term paper has been filled out. There are no Interested parties. Board has no other question. Buddy asked for a motion to close the hearing. Eleanor motioned/ Jen seconded. The board has no other questions. Buddy asked for a motion to close. Eleanor motioned/ Jen seconded. All in favor. Hearing closed.
The applicants will be notified within 45 days of the board's decision hearing, by certified mail.

Permit # 2026-42-John Broderick, Brooklyn, NY, requesting to have short & long term rentals at 1371 Burke Hollow Road, East Burke VT. Letters to the abutters have been written, Lister card on file. Fire Safety paperwork has been completed. There were No Interested parties. Board has no other question. Buddy asked for a motion to close the hearing. Eleanor motioned/ Jen seconded. The board has no other questions. Buddy asked for a motion to close. Eleanor motioned/ Jen seconded. All in favor. Hearing closed.
The applicants will be notified within 45 days of the board's decision hearing, by certified mail.

Minutes

Minutes for October 14, 2026 were reviewed. Buddy asked for a motion to accept. There is one change, Ed Guest was at the Site Visit that took place on July 13, 2026, at the Pavlik's home. Nikki motioned, Frank seconded, All in favor. Minutes approved.

Zoning Administrator Report – The Pavlik's have appealed the decision to environmental court. Mike will be working on Tom Williamson's two properties in West Burke Village located on Church St and US RT 5.

No other business, Buddy asked for a motion to adjourn Eleanor / Frank seconded. All in favor, meeting adjourned.

Respectfully submitted, Linda Hackett-Corey -----DRB Clerk