

Town of Burke
212 School Street
West Burke VT 05871
Development Review Board Minutes
Community Building
March 11, 2026 6:00 P.M.

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

Visitors: On Zoom, Ethan Lacey, Rachel Ritter, Phone, Julie Tower Pierce.

Buddy opened meeting at 6:00 P.M.

Oath was read, Buddy asked for any Disclosure of Conflicts and Ex-Parte communications. There were none
Warning was read.

All meetings are recorded.

Permit # 2026-03 – Julie Tower-Pierce, 2587 VT RT 114, East Burke, VT requesting to have short term rental in the existing accessory unit. The Fire Marshall paperwork has been filled out. Letters to the abutters have been written. Lister card is on file. The board noted that the garage apartment isn't noted on the lister's card. The assessors will be asked to review this. There were no interested parties. The board has no other questions. Buddy asked for a motion to close the hearing, Ed motioned, Scott seconded. All in favor. Hearing closed. Applicant will be notified by certified mail of the board decision within 45 Days.

Permit # 2026-06-Ethan Lacy, at Maiden MA., 4715 Burke Hollow Road, West Burke VT. requesting to have short term rentals at his property. The Fire Marshall paperwork has been filled out. Letters to the abutters have been written. Lister card is on file. There were no interested parties. The board has no other questions. Buddy asked for a motion to close the hearing, Jen motioned, Eleanor seconded. All in favor. Hearing closed.

Applicant will be notified by certified mail of the board decisions within 45 Days.

Permit # - 2026-07- Rachel Ritter, Grantham NH owner of 268 & 270 Sweetwater Lane, East Burke, VT requesting to have short term rentals at her property. In 2024 she came before the board for long term rental permit which was granted. This property has the main house and the apartment over the garage. The Fire Marshall paperwork has been filled out. Letters to the abutters have been written. Lister card is on file. There were no interested parties. Buddy asked for a motion to close the hearing, Ed motioned, Scott seconded. Hearing closed. Applicant will be notified by certified mail of the board decisions within 45 Days.

Mike Harris gave the Zoning Administrator's report: Attorney Brice Simons has been appointed executor for the Bailey property. At this point the town is the most significant lien holder, the debt is more than the property is worth.

Mike has sent a letter to Tom Williamson about his two properties in the Village of West Burke. These buildings are increasingly unsafe; Joe will follow up with a letter outlining health concerns for the residents there. Mike is looking into "Tax incentives for Housing Growth" with the stated goal of creating long term rental options. Mike would like to set up some kind of framework for accessory dwelling units for long-term rentals, and a potential to have more units on suitable properties. He is considering what tax incentives might look like for these types of living situations. There is a huge income disparity between the two towns; he is thinking about how to make both towns more livable via long-term rentals. The legislature is also working on this; Mike is asking the board to consider what issues - pros and cons - they can foresee relative to this concept. The state is working on definitions and quantifying data. Any tax reductions need to be seriously considered due to how education is funded. Mark noted that blighted properties are considered under this proposal from Craig Bolio, VT Commissioner of Taxes. Long term rental is a 6-month lease. Mike notes that there are some properties that can handle more than (1) ADU. Town garage update: the project is moving along and the longer days and warmer weather will allow for increasing gains in the construction process.

Minutes: Minutes from December 10, 2025 were reviewed, Eleanor's name was omitted in the member's attendance of the meeting. With this correction, Buddy asked for a motion to accept, Eleanor/ Nikki seconded. Minute's approved.

Minutes for January 14, 2026, were reviewed and approved. Buddy asked for a motion to accept, Scott motioned Ed/ Scott seconded. Minute's approved.

The February 11, 2026 minutes can't be approved. We need the correct members available to approve them. This will be on the April 2026 agenda.

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

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

DRAFT