

Town of Burke
212 School Street
West Burke VT 05871
Development Review Board Minutes
Community Building September 9, 2026 6:00 P.M.

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

Visitors: Elizabeth Pavlik,

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- 23- This permit was continued from the July meeting. There was no meeting in August 2026. Meeting was September 8, 2026. The board did a site visit on July 13, 2026. Nikki Peters, Buddy Machell and Scott Chappell attended. Eleanor Kenworthy went at a later time. Elizabeth Pavlik attended this meeting. She was asked about the neighbors concern on the hedge that is in the front yard. When coming out of Wilderness Drive, the hedge makes it hard to see. The hedge will not be cut. The board has no other questions. Buddy asked for a motion to close the hearing, Eleanor, Nikki seconded. All in favor. Hearing closed. Applicant will be notified by certified mail of the board decisions within 45 Days.

Permit #2026-23- July meeting David & Liz Pavlik, 1037 Victory Road, East Burke VT submitted a permit requesting a variance for the 30' front setback to build a 28x24 garage at the property. This permit was presented to the Zoning Administrator on May 7, 2026. The permit was denied, the variance he was requesting. A letter was sent to Mr. Pavlik on May 16, 2026, stating that the permit was denied and that he could appeal the zoning administrator's decision to the Development Review Board. The appeal letter was received June 5, 2026. The letter was received too late to be on the June Agenda. He was told he could attend the July Meeting and letters to the abutters would need to be resent.

At the July 8, 2026 meeting, Mr. Pavlik and Scott Davis was here to explain the placement of the garage and why the setback variance was necessary. It is 30 ft. from the centerline of the road. It should be 75 feet. A map was presented of the property and a drawing of the size of the garage and home and a picture of the landscape in the front. The board felt that a site visit would be necessary. Site Visit was scheduled for July 13, 2026 at 5:00 P.M. This permit will be continued in August 12, 2026. Buddy asked for a motion to continue. Eleanor /Nikki All in favor.

Permit # 2026-38-Sara Bresnick, East Burke, VT applying for a permit for a Bike Fitting Studio. The studio will be located at 527 VT RT 114, East Burke VT. Located in the Village of East Burke, property is owned by Michael Manzella of Newton MA. The studio is a home Occupation. It is by appointment only. Not a retail sales business. There is apartment in the building. There are 6 parking spots which is for tenants and the bike studio, employee and customer. She will only have bike seats available. This is not a retail shop. She is allowed a 2 x 3 unlit sign by the front door. There were no interested parties. 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 #2026-38- Ross & Allison Reuterdaahl, East Burke VT., submitted a permit requesting to have short & long term rental at 107 Mountain Brook Road Condo Unit 15. 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. They applicants will be notified within 45 days of the hearing, by certified mail.

Minutes

Minutes for July 8, 2026 were reviewed. Buddy asked for a motion to accept. Nikki motioned, Frank seconded, All in favor. Minutes approved.

Zoning Administrator Report – Mike has been working with Burke Mountain on subdividing one of the parcels have. They had submitted a map and application. More Information is needed before they can be on the agenda. For the short/long term rentals a notices went out in the tax bills about the short/long term ordinance. This has to be done every year.

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

DRAFT