

Regular Meeting

Approved \_\_\_\_\_

**Orwell Development Review Board  
Wednesday, March 18, 2026 @ 7:00pm  
Orwell Town Office**

**DBR Members:**

Joseph Andriano-Alt-Not Present  
David Burtch-In Person  
Sharon Macedo-Secretary-In Person  
Gary Murdock-Vice Chair-In Person  
Cian Quinn-Virtual  
Daniel Redondo-Chair-In Person  
Michelle Wigginton-Virtual

**Members of the public:** Thomas Purdy, Sr., Zoning Administrator

**The Virtual/Physical Meeting was called to order at 7:01pm by Daniel Redondo, Chair. Introductions done around the room and virtual.**

**Cian Quinn moved to accept the Development Review Board Meeting minutes for February 18, 2026 as written; Gary Murdock, Vice Chair seconded. All in favor.**

**Public Comment:**

**Old Business:**

**New Business: David Martin Permit #8-44-25 2 lot Subdivision tabled from last meeting.** Joshua Martin not present. Daniel Redondo, Chair has been in touch with Joshua Martin. Joshua Martin is in the process of tracking down the last signature. Joshua Martin can just send hearing notice to the owners by certified mail. Just need to make owners aware of the permit and hearing. Tabled and reschedule for Aprils DRB meeting.

Thomas Purdy, Sr. ZA, received a call from the Orwell Listers regarding a house being built on Sunrise Lake Road. Permit was obtained but expired the first of the year and the house still under construction. House is 80% done. Built 1500 sq ft ½ acre preexisting non-conforming lot, another building on lot was torn down (660 sq ft. Permit is permitted for a 30' X 30' (660 sq ft). Owners/contractor thought the building permit was good for 2 years. Permit/pictures/images of the house/site passed around to the DRB members. Thomas Purdy, Sr. ZA, has questions on how to handle and what violation(s) should be issued. The permit was

approved by the former Zoning Administrator and Thomas Purdy, Sr. ZA feels he has to honor the permit. Discussion ensued regarding the need for a Shoreland Protection Act, Waste Water Permit (WWP). Owner wanting to use the existing WWP. The front of the house is facing the lake, now has a Deck (30 feet wide plus 16 feet) that is 40 feet from the lake/water. No deck on the original building. Minimum setback is 50ft from the lake/water. No setback on permit. Permit says no bigger than existing structure. Original home was 1 story, no foundation/base on existing house, now 2 stories with a basement/foundation. Questioned the height of the new structure which is taller than the existing structure. Need to contact Agency of Natural Resources (ANR) to see if they have a permit. Per Tom Purdy, Sr. ZA there is no permit. Read/discussed section 3.2 Item H Zoning Permits on page 20 in the Orwell Land use Regulations (OLUR). Daniel Redondo, Chair read from the Orwell Land Use Regulations regarding sections 3.13 Violations. Discussed if the house is substantially commenced and if they need to obtain a new permit. DRB members feel no need to obtain a new building permit. Discussed if this will be a seasonal vs year-round home vs air bnb. Violation due to the foot print and discussed a Variance is needed. Expanded of the existing permit and exceeded footprint and possible setback from the lake/adjacent property. Owner/DRB member would like to work things out and come up with a solution. Thomas Purdy, Sr. ZA to measure building, call the State and go to the next Select Board Meeting. Dan Redondo, Chair to look into finding old ariel photos on google earth.

Subdivision Permits to be tabled to next meeting. Looking at making the Town Clerk check off on the Subdivision Permits if the subdivisions are a minor/major.

**Gary Murdock, Vice Chair moved to adjourn the meeting; David Burtch seconded the motion.  
Meeting adjourned at 7:53pm.**

Respectfully submitted,  
Sharon Macedo, Secretary

**\*\*Next DRB Wednesday, April 15, 2026\*\***