



GOVERNMENT OF BERMUDA

Department of Planning

**Development Applications Board Minutes**

Minutes of a meeting held on Wednesday, 11 March, 2026 at 8:45 AM in person, Department of Planning Boardroom, 44 Church Street West.

**PRESENT:**

**Board Members:**

Alice Lightbourne (Chair)  
Wayne Dill (Deputy Chair)  
N. Garon Dowling (Corp. of St. George)  
Danielle Foote (Bermuda Fire and Rescue Service)  
Lisa DeSilva  
Kevin Grant  
Curtis Williams  
Sean Tucker  
Shabion Postlethwaite

**Technical Officers:**

Victoria Cordeiro (Director)  
Dolores Vazquez (Senior Planning Officer)  
Matthew Trott (Planner)  
Yolanda Bashir-Paige (Assistant Planner)  
Malik Richards (Assistant Planner)

**Additional Attendee(s):**

The Hon. Diallo Rabain, JP MP, Minister of the Cabinet & Digital Innovation; Mrs. Jeane Nikolai, Permanent Secretary, Ministry of the Cabinet Office; Shomari Talbot-Woolridge, Personal Staff to the Minister; Gabriel Smith, Trainee Assistant Planner

**APOLOGIES:**

Blake Lambert  
Ricardo Graham-Ward

**MATTERS ARISING AND ACTIONS FROM PREVIOUS MEETING:**

The Hon. Minister officially opened the Development Applications Board meeting by welcoming returning and new Members. He expressed his gratitude for the Members' willingness to serve. Mrs. Lightbourne, Chairperson, commenced official business by welcoming all the Members and reviewing meeting procedures.

**APPLICATIONS:**

***Paget***

- P0005-26**  
**Applicant:** Dalton A Burgess

**Location:** 43 St. Michael's Road  
Paget, PG04

**Description of Proposal:** Proposed Renovation and Addition with Change of Use From School to Day-care Facility (Seniors). Extension of 5\_Foot-High (Max) Chain-link Fencing. Revised Access to Lower Field with New Parking Area.

**Date Received:** January 27, 2026

**Planner:** Dolores B. Vazquez

**Discussion:** The Technical Officer presented the application with a recommendation to approve.

One Board Member requested clarification on the proposed number of clients for the facility. The Technical Officer confirmed approximately 50 clients, with 37-43 fulltime staff and that the parking area has been designed to accommodate staff and visitors, since clients will be dropped off/picked up and/or use the minibus service.

No additional questions or comments were posed by the Board.

**The Board resolved to approve the application, subject to the following conditions:**

1. The development hereby permitted shall begin before the expiration of 3 (three) years from the date of this permission.
2. A building permit shall be in force prior to the commencement of any building operations. The building permit submission must demonstrate full compliance with Chapter 11 of the IBC 2012 as it relates to handicap accessibility. The development hereby approved shall not be brought into operation until a Certificate of Completion and Occupancy has been issued.
3. Parking and manoeuvring space for a minimum of 25 cars, of which at least 3 to include electric vehicle charging points, shall be established for use in accordance with Policies TPT.20, TPT.22 and TPT.24, Chapter 12 of the Bermuda Plan 2018 prior to the issuance of a Certificate of Completion and Occupancy and shall be retained thereafter.
4. In order to ensure that the proposed development is of an appropriate scale, no part of the hereby approved chain-link fence shall exceed 5 storeys above final grade and must be green plastic coated.
5. A Certificate of Completion and Occupancy shall not be issued until all plantings/works of the hereby approved landscaping plan have been completed. All plantings shall be maintained thereafter and, if any trees or shrubs shown on the approved plans to be planted or retained are removed, die or become seriously diseased or damaged within 3 years of issuance of the Certificate of Completion and Occupancy, they shall be replaced by trees and shrubs of similar size and species or an alternative as approved, in writing, by the Department of Planning.

**2. P0172-25**

**Applicant:** Jonathan Gray

**Location:** parcel #23487

**Description of Proposal:** Proposed 3 Bedroom Dwelling with Garage and Proposed Studio Apartment, Covered Porch, Covered Entrance, New Planters and Driveway.

**Date Received:** July 07, 2025

**Planner:** Yolanda Bashir-Paige

**Discussion:** The Technical Officer presented the application with a recommendation to approve.

No questions or comments were posed by the Board.

**The Board resolved to approve the application, subject to the following conditions:**

1. The development hereby permitted shall begin before the expiration of 3 (three) years from the date of this permission.
2. A building permit shall be in force prior to the commencement of any building operations. The development hereby approved shall not be brought into operation until a Certificate of Completion and Occupancy has been issued.
3. Parking and manoeuvring space for 2 cars and 2 cycles shall be established for use in accordance with Policies TPT.20 and TPT.22, Chapter 12 of the Bermuda Plan 2018 Planning Statement, prior to the issuance of a Certificate of Completion and Occupancy.
4. The private outdoor living space shown on the hereby approved plans shall be established for use in accordance with Policies DSN.16 and DSN.17, Chapter 9 of the Bermuda Plan 2018 Planning Statement, prior to the issuance of a Certificate of Completion and Occupancy.
5. A Certificate of Completion and Occupancy shall not be issued until all plantings/works of the hereby approved Conservation Management Plan have been completed and the Department of Environment and Natural Resources has confirmed, in writing, that it has inspected the site following notice of completion. All plantings shall be maintained thereafter and, if any trees or shrubs shown on the approved plans to be planted or retained are removed, die or become seriously diseased or damaged within 3 years of issuance of the Certificate of Completion and Occupancy, they shall be replaced by trees and shrubs of similar size and species or an alternative as approved, in writing, by the Department of Planning.
6. In the interests of visual amenity, existing vegetation shown to be retained on the approved plan shall be protected by 4 feet high fencing prior to the commencement of building operations. Any vegetation which is removed or damaged during the course of excavation or construction, shall require the submission of a landscaping plan, via an Application for Revision, showing details of the size, species and number of new plantings to be installed to replace any damaged or destroyed vegetation.
7. The building permit application shall include a Construction Environmental Management Plan meeting the requirements of policy ENV.9 of Chapter 6 of the Bermuda Plan 2018, to include details of temporary construction access, the location of all areas for staging and the storage of materials, aggregate and construction equipment, the location and type of protective fencing to be installed for the duration of construction works, means of disposal of demolition waste and aggregate and measures to mitigate noise, vibration, dust, contamination or any other potential negative impacts on adjoining properties during construction. The development shall thereafter be carried out in full accordance with the approved details.
8. To minimise any direct impact on the Bermuda White-eyed Vireo, site preparation is to occur outside the breeding season between February and September.

### 3. **P0333-25**

**Applicant:** Hugh Barit

**Location:** Lots 4 & 5 Lovers Lane, Paget

**Description of Proposal:** Proposed Single Family House, Pool, and Associated Development (Driveway, Cesspit, Backwash Pit)

**Date Received:** December 29, 2025

**Planner:** Yolanda Bashir-Paige

**Discussion:** The Technical Officer presented the application with a recommendation to refuse.

No questions or comments were posed by the Board.

**The Board resolved to refuse the application for the following reason(s):**

1. The proposed development would encroach into the Woodland Reserve Conservation Base Zone without demonstrating that such encroachment is necessary or that no reasonable alternative development location exists within the development area. As such, the proposal fails to protect areas of ecological importance designated as Conservation Base Zone, contrary to Policy ZON.9, Chapter 3, of the Bermuda Plan 2018.

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## **Sandys**

### **4. P0210-25**

**Applicant:** Diocese of Hamilton in Bermuda

**Location:** 43 Somerset Road  
Sandys, MA03

**Description of Proposal:** Use of Land for Church Purposes Including as an Extension to Existing Cemetery and Erection of 4ft High Perimeter Chain Link Fence.

**Date Received:** August 18, 2025

**Planner:** Yolanda Bashir-Paige

**Discussion:** The Technical Officer presented the application with a recommendation to approve.

No questions or comments were posed by the Board.

### **The Board resolved to approve the application, subject to the following conditions:**

1. The development hereby permitted shall begin before the expiration of 3 (three) years from the date of this permission.
  2. A building permit shall be in force prior to the commencement of any building operations. The development hereby approved shall not be brought into operation until a Certificate of Completion and Occupancy has been issued.
  3. In the interests of visual amenity and neighbouring amenity, the hereby approved 4'-0" chain-link fence shall be green plastic-coated and installed prior to the issuance of a Certificate of Completion and Occupancy.
  4. In the interests of visual amenity, the entire site subject of this application shall be landscaped in accordance with the hereby approved plans prior to the issuance of a Certificate of Completion and Occupancy. Any trees or shrubs shown on approved plans which are removed, which die or which become seriously diseased or damaged shall be replaced by trees and shrubs of similar size and species to those originally required to be planted.
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### **5. P0349-25**

**Applicant:** Brian Duperreault

**Location:** 10 Morgan Hill  
Sandys, MA06

**Description of Proposal:** Proposed Pool and Pool House, Carport with Security Hut and Underground Generator Room. Proposed 8-Foot-High (Max) Boundary Wall with Lay-by Parking, 6-Foot-High (Max) Boundary Fence and 5-Foot-High (Max) Retaining Wall. Enclose Patio, Proposed Outdoor BBQ Area. Revise Driveway, New Landscape Works.

**Date Received:** January 09, 2026

**Planner:** Yolanda Bashir-Paige

**Discussion:** The Technical Officer presented the application with a recommendation to approve.

One Board Member sought clarification on whether the applicant had approval for everything currently being carried out on site. The Technical Officer confirmed they did, but that this application was augmenting what they had approval for with additional recreational facilities.

No additional questions or comments were posed by the Board.

**The Board resolved to approve the application, subject to the following conditions:**

1. The development hereby permitted shall begin before the expiration of 3 (three) years from the date of this permission.
2. A building permit shall be in force prior to the commencement of any building operations. The development hereby approved shall not be brought into operation until a Certificate of Completion and Occupancy has been issued.
3. A Certificate of Completion and Occupancy shall not be issued until all plantings/works of the hereby approved landscaping plan have been completed. All plantings shall be maintained thereafter and, if any trees or shrubs shown on the approved plans to be planted or retained are removed, die or become seriously diseased or damaged within 3 years of issuance of the Certificate of Completion and Occupancy, they shall be replaced by trees and shrubs of similar size and species or an alternative as approved, in writing, by the Department of Planning.
4. In order to protect lands within the Parks Conservation Base Zone, protective fencing no less than 4 (four) feet in height shall be erected prior to the commencement of building operations, along the boundary line of the Conservation Area as shown on the hereby approved plan. All protective fencing shall be retained in place during the period of building operations. For the avoidance of doubt, there shall be no storage of construction materials or equipment within the Conservation Area during the course of building operations.
5. In order to ensure that the proposed development is of an appropriate scale, no part of the hereby approved walls and fencing shall exceed 6 feet above final grade.
6. In the interest of visual amenity, the hereby approved walls shall be constructed of Bermuda stone, faced with Bermuda stone or plastered, rendered and finished, and the hereby approved chain-link fence shall be green plastic-coated and installed prior to the issuance of a Certificate of Completion and Occupancy.
7. In order to provide for the safe flow of traffic, the average gradient of the hereby approved driveway or private road shall not exceed 1 in 6 and no part of the driveway or private road shall have a gradient exceeding 1 in 5 in accordance with Policy TPT.10, Chapter 12 of the Bermuda Plan 2018 Planning Statement. The said measures shall be implemented prior to the issuance of a Certificate of Completion and Occupancy.
8. In order to avoid the discharge of surface water onto the estate road (Morgan Hill), provision shall be made for the control and disposal of storm water within the curtilage of the application site. Such measures shall be provided prior to the issuance of a Certificate of Completion and Occupancy

***Smiths***

**6. P0177-25**

**Applicant:** Michael Ashton

**Location:** The Peak Road  
Smith's

**Description of Proposal:** Proposed Temporary Placement of Container on Property for Secure Storage of Maintenance Equipment

**Date Received:** July 11, 2025

**Planner:** Malik Richards

**Discussion:** The Technical Officer presented the application with a recommendation to approve.

One Board Member asked whether it can be renewed. The Technical Officer confirmed yes, for a further 3 years, which is incorporated into the condition of approval. The Department of Environment & Natural Resources confirmed 6 years is sufficient time to build a permanent structure for storage in conjunction with any detached house development.

One Board Member asked whether approving this application would result in additional similar applications. The Technical Officer confirmed it may, but each is considered on a site-by-site basis.

One Board Member asked what happens after 3 years? It was confirmed both the Department's Enforcement Section and DENR-TCS (via the CMP) have powers if an application for renewal is not submitted and/or the container is not removed from site.

No additional questions or comments were posed by the Board.

**The Board resolved to approve the application, subject to the following conditions:**

1. The development hereby permitted shall begin before the expiration of 3 (three) years from the date of this permission.
2. A building permit shall be in force prior to the commencement of any building operations. The development hereby approved shall not be brought into operation until a Certificate of Completion and Occupancy has been issued.
3. The hereby approved temporary shipping container shall be removed after a period of three years from the date of issuance of a Building Permit, with the option to apply for a three-year extension. Enforcement action will be initiated at either the three, or six-year interval.
4. A Certificate of Completion and Occupancy shall not be issued until all plantings/works of the hereby approved Conservation Management Plan have been completed and the Department of Environment and Natural Resources has confirmed, in writing, that it has inspected the site following notice of completion. All plantings shall be maintained thereafter and, if any trees or shrubs shown on the approved plans to be planted or retained are removed, die or become seriously diseased or damaged within 3 years of issuance of the Certificate of Completion and Occupancy, they shall be replaced by trees and shrubs of similar size and species or an alternative as approved, in writing, by the Department of Planning.

**7. S0022-25**

**Applicant:** Sweet Pea Trust

**Location:**

**Description of Proposal:** Subdivision of lot 44815 to create one additional lot.

**Date Received:** December 09, 2025

**Planner:** Matthew L. Trott

**Discussion:** The Technical Officer presented the application with a recommendation to approve.

One Board Member asked whether landscaping has been included. The Technical Officer advised landscaping would be dealt with at final development application stage.

One Board Member questioned the shape of the lot and what the tail would be used for. The Technical Officer confirmed it would be used for landscaping and planted with fruit trees. It was confirmed the shape of the lot was dictated by the need to adhere to minimum lot size.

No additional questions or comments were posed by the Board.

**The Board resolved to approve the application, subject to the following conditions:**

1. Upon registration of the final plan of subdivision hereby granted, the permission shall continue to have effect until superseded by the formal registration of any subsequent plan relating to the same land.

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### ***St. George***

#### **8. P0285-25**

**Applicant:** Sandra A Jennings

**Location:** Bartram / Banjo Island (Causeway Access); Vacant Lot South of #45 Mullet Bay Road, St. George's within Mullet Bay

**Description of Proposal:** Proposed 2-Bedroom Dwelling with Apartment (2 Units total), Swimming Pool, Water Tank, Septic Tank, Parking Area and Deck with Stairs to Shoreline.

**Date Received:** October 27, 2025

**Planner:** Matthew L. Trott

**Discussion:** The Technical Officer presented the application with a recommendation to approve.

One Board Member asked for clarification of the Bermuda National Trust's main concerns. The Technical Officer confirmed they requested a maximum one storey in height which is not mandatory in a Residential 2 development zone. They opined that the proposed development would have a negative impact on World Heritage Site. Finally, they also requested an archaeological assessment be carried out, which has been included as a condition of approval, to deal with any archaeological artifacts that may be discovered during excavation.

No additional questions or comments were posed by the Board.

**The Board resolved to approve the application, subject to the following conditions:**

1. The development hereby permitted shall begin before the expiration of 3 (three) years from the date of this permission.

2. A building permit shall be in force prior to the commencement of any building operations. The development hereby approved shall not be brought into operation until a Certificate of Completion and Occupancy has been issued.

3. The private outdoor living space shown on the hereby approved plans shall be established for use in accordance with Policies DSN.16 and DSN.17, Chapter 9 of the Bermuda Plan 2018 Planning Statement, prior to the issuance of a Certificate of Completion and Occupancy.

4. Parking and manoeuvring space for two cars and two cycles shall be established for use in accordance with Policies TPT.20 and TPT.22, Chapter 12 of the Bermuda Plan 2018 Planning Statement, prior to the issuance of a Certificate of Completion and Occupancy.

5. A Certificate of Completion and Occupancy shall not be issued until all plantings/works of the hereby approved landscaping plan have been completed. All plantings shall be maintained thereafter and, if any trees or shrubs shown on the approved plans to be planted or retained are removed, die or become seriously diseased or damaged within 3 years of issuance of the Certificate of Completion and Occupancy, they shall be replaced by trees and shrubs of similar size and species or an alternative as approved, in writing, by the Department of Planning.

6. For the avoidance of doubt if at any time during excavation, site works or construction any artefacts or other evidence of archaeological significance are found construction must cease. The scope of work in terms of the archaeological findings will have to be re-evaluated and a subsequent course of action will need to be agreed upon between the applicant and the Department of Planning prior to resuming construction.

## **Warwick**

### **9. P0256-24**

**Applicant:** Stephanie M Pacheco

**Location:** 5 Witchery Drive  
Warwick, BM WK08

**Description of Proposal:** Proposed Alterations and Additions to Existing Main Dwelling, Lower In-Law Suite, New Two-Storey Building to Include 2 Bedroom Unit, Double Occupancy Studio, Garage, Storage, Retaining Walls 8 Ft Max Height, New Driveway, and Excavation of Rock Cut 9Ft Max Height; Retroactive Excavation of a Portion of the Yard

**Date Received:** October 22, 2024

**Planner:** Malik Richards

**Discussion:** The Technical Officer presented the application with a recommendation to approve.

One Board Member asked whether any landscaping is required. The Technical Officer confirmed it is not.

No additional questions or comments were posed by the Board.

### **The Board resolved to approve the application, subject to the following conditions:**

1. The development hereby permitted shall begin before the expiration of 3 (three) years from the date of this permission.
2. A retroactive building permit shall be in force prior to the recommencement of any building operations. The development shall not be brought into operation until a Certificate of Completion and Occupancy has been issued.
3. In order to ensure that the proposed development is of an appropriate scale, no part of the hereby approved retaining wall shall exceed 8 feet 4 inches above final grade.
4. In the interest of visual amenity, the hereby approved walls shall be constructed of Bermuda stone, faced with Bermuda stone or plastered, rendered and finished, prior to the issuance of a Certificate of Completion and Occupancy.
5. The hereby approved rock cut(s) shall not exceed a total vertical height of 9 feet in accordance with approved plans.
6. Parking and manoeuvring space for 3 cars and 3 cycles shall be established for use in accordance with Policies TPT.20 and TPT.22, Chapter 12 of the Bermuda Plan 2018 Planning Statement, prior to the issuance of a Certificate of Completion and Occupancy.

7. In order to avoid the discharge of surface water onto the estate road, provision shall be made for the control and disposal of storm water within the curtilage of the application site. Such measures shall be provided prior to the issuance of a Certificate of Completion and Occupancy

8. In the interest of visual amenity, there shall be no deposition or storage of excavated material on site and all excess unused material shall be removed from the site during the course of building operations and prior to the issuance of a Certificate of Completion and Occupancy.

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**ANY OTHER BUSINESS:**



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Chairman of the Development Applications Board

11th March 2026

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Date