



GOVERNMENT OF BERMUDA

Department of Planning

Development Applications Board Minutes

Minutes of a meeting held on Wednesday, 23 September, 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
Blake Lambert
Curtis Williams
Sean Tucker
Shabion Postlethwaite

Technical Officers:

Paul McDonald (Assistant Director)
Dolores Vazquez (Senior Planning Officer)
Matthew Trott (Planner)
Gabriel Smith (Trainee Assistant Planner)
Yolanda Bashir-Paige (Planner)

Additional Attendee(s):

Shannon Dill (Temporary Additional Planning Research Officer)

APOLOGIES:

None

MATTERS ARISING AND ACTIONS FROM PREVIOUS MEETING:

None

APPLICATIONS:

Hamilton

1. P0233-26

Applicant: Edward C Lawrence

Location: Lot 20, White Crest Hill Hamilton

Description of Proposal: Proposed Three (3) Bedroom Main Dwelling, One (1) Bedroom Lower Dwelling and Two (2) Bedroom Cottage (Totalling 3) with Swimming Pool and Garage.

Date Received: August 12, 2026

Planner: Matthew L. Trott

Discussion: The Technical Officer presented the application with a recommendation of refusal.

A Board Member asked about the applicant's openness to changing the roof to better align with the Bermuda Image. The Technical Officer noted that there is demand for more modern residential architecture and that some architects/applicants believe there should be scope to incorporate modern architecture into Bermuda, with much of this demand being client-driven. The Technical Officer noted that the applicant considers the proposal's isolated location will mitigate its visual impact.

A Board Member asked whether determining compliance with the Bermudian vernacular is ultimately dependent on the Board, questioning whether this results in an overly subjective approach. The Technical Officer noted that the Bermuda Image policy sets out the general qualities that constitute Bermudian architecture and that, ultimately, it is for the Board to determine whether the proposal complies with the policy.

The Board Member noted that the application does not include a Bermuda roof, whereas in other contexts a traditional Bermuda roof is incorporated as part of the design.

A Board Member inquired whether the application is subject to appeal. It was clarified that the decision can be appealed at the Ministerial level and that the Board can also determine the application contrary to the Department's recommendation. The Technical Officer noted that the scale and massing of the proposal are also matters for the Board's consideration.

A Board Member inquired whether the proposed flat roof could be considered acceptable despite its distinct appearance compared with the "Bermuda Image." The Technical Officer noted that it is ultimately for the Board to determine whether the proposal meets the minimum requirements of the Bermuda Image policy.

A Board Member noted the client-driven demand for modern architecture and the desire to remain within the Bermudian vernacular while maintaining a distinct appearance. While agreeing with the refusal based on the building's proposed height, the Board Member noted that the Bermuda Image policy (DSN.4) may be overly restrictive. However, they also agreed with the Department's position regarding the siting and massing of the proposal.

A Board Member inquired whether the Technical Officer had contacted the applicant regarding adapting the proposed design. The Technical Officer noted that the architect had been consulted and had confirmed that they did not wish to adjust the design and would likely pursue an appeal if the application were refused.

No additional questions or comments were posed by the Board.

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

1. The proposal, by reason of the scale, massing and height of the main house, would result in a form of development that does not adequately respond to the character and visual amenity of the surrounding Residential 2 area, contrary to Policies DSN.4, DSN.6, DSN.9 and DSN.13 of Chapter 9 and Policy RSD.11 of Chapter 27 of the Bermuda Plan 2018.
2. The architectural treatment of the proposed main house and cottage would not sufficiently reflect or be in keeping with the Bermuda Image, contrary to Policy DSN.4 of Chapter 9 of the Bermuda Plan 2018.
3. The extent of the proposed regrading, excavation, rock cuts, filling and retaining structures would result in excessive alteration and manipulation of the natural landform, contrary to Policies DSN.27, DSN.28 and DSN.29 of Chapter 9 of the Bermuda Plan 2018.

Sandys

2. P0192-26

Applicant: Frank M Arnold

Location: 8 Middle Road
Sandys, SB01

Description of Proposal: Retroactive Planning Permission for Two Containers for Storage.

Date Received: July 24, 2026

Planner: Yolanda Bashir-Paige

Discussion: The Technical Officer presented the application with a recommendation of refusal.

A Board Member inquired whether the Technical Officer had provided the agent with alternative options to screen the proposal. The Technical Officer confirmed that several options, including screening, had been suggested; however, the applicant elected to remove the structures.

A Board Member also inquired about the use of the existing building. The Technical Officer advised that the building had originally been approved for commercial use but had subsequently been used primarily for storage. Because the use continued beyond the applicable statutory limitation period, the industrial use was considered established and assessed accordingly.

No additional questions or comments were posed by the Board.

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

1. The retroactive storage containers, by reason of their utilitarian design, industrial appearance and exposed siting, result in unacceptable visual prominence and detriment to residential amenity, incompatible with the predominantly residential character of the surrounding area, contrary to Policies RSD.46, DSN.4 and DSN.6 of the Bermuda Plan 2018.

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Warwick

3. P0150-26

Applicant: George M Swan

Location: 54 Ord Road
Warwick, WK10

Description of Proposal: Proposed Mobile Food Trailer in Existing Parking Lot.

Date Received: June 16, 2026

Planner: Holly Murphy

Discussion: Sean Tucker did not participate in the discussion and abstained from voting.

The Technical Officer presented the application with a recommendation of approval.

A Board Member inquired whether the structures in the lower parking lot would have to be removed prior to the installation of the food truck. A Technical Officer confirmed that this was not necessary since existing parking on the site is enough to meet the minimum standards. As the lower parking area is cleared, additional parking will be available.

The Technical Officer noted it appears the application was not sent to the BF&RS, however, at building permit application stage, it is a necessary step that incorporate BF&RS review.

The Technical Officer advised that the food truck operation will be a part of the Belvins operation, so whatever existing waste management protocols are in place, it is expected that the food truck will operate using those protocols. The Department does not know whether Belvins has an existing kitchen.

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. In order to safeguard the amenity of the neighborhood, the hours of operation of the hereby approved development shall be limited to 07:00am to 09:00pm Monday to Sunday.
4. In order to provide for the safe flow of traffic directional markings and signage shall be installed in accordance with the hereby approved drawings and parking and manoeuvring space for 7 cars and 6 cycles shall be established for use in accordance with Policies TPT.20 and TPT.22, Chapter 12 of the Bermuda Plan 2018 prior to the issuance of a Certificate of Completion and Occupancy, which shall be retained thereafter.
5. In order to mitigate potential impacts on the amenity of neighbouring residents, the planning permission hereby granted is for a temporary period of one year from the date of issuance of a Certificate of Completion and Occupancy. The use hereby approved shall be discontinued and the property reverted to its previous use on or before the expiration of this planning permission unless the express approval of the Development Applications Board has been obtained in advance of the expiration of the planning permission.

4. P0294-25

Applicant: Nitin & Sally Aggarwal

Location: parcel # 44653

Lot 3 Castile Road, Warwick Vacant Lot West of 30 Castile Road, Warwick

Description of Proposal: Proposed Dock House and Wooden Dock with Boat Lift (176 sq. ft) and Pylons.

Date Received: October 22, 2025

Planner: Dolores B. Vazquez

Discussion: The Technical Officer presented the application with a recommendation of refusal.

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 fails to protect areas and natural features of biological importance and ecological significance, contrary to Policy COA.6, Chapter 11, of the Bermuda Plan 2018.
 2. The proposed dock structure exceeds the maximum development regulations contrary to Policy COA.7, Chapter 11, of the Bermuda Plan 2018.
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ANY OTHER BUSINESS:

None



Chairman of the Development Applications Board

September 23, 2026

Date