

Town of Danville Development Review Board Hearing Minutes

5/18/16

(Approved as submitted, 6/15/16)

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Attendance:

Present DRB Members: Mike Smith (Chair), Rob Balivet, Ted Chase, Doug Lamothe, John McClung, Sue Pekala, Theresa Pelletier

Zoning Administrator: Linda Leone

Public: Dan Goyet, Ryan Gammell, Roger Gammell, Wyn Gammell, Marcel D. Lapierre, Alberta Charron, Dale Moyet

The hearing was called to order by Chair Mike Smith at 7:00 pm. A quorum was established.

Permit Hearings:

Permit #2016-20

Applicant: Ryan Gammell

Site: 1898 Parker Rd, North Danville; ZB002023.000, Bk 146, pages 124-125. Zoning: LDR

Project: Rebuild 24'x30' garage, the above-slab portion of which was demolished last year, on the existing slab and footings.

Relevant Bylaws:

Low Density Residential - LDR, Section 205.6(8), page 20.

Abandoned, Demolished, Burned or Collapsed Structures, Section 309, page 25.

Permitted and Conditional Uses, Section 807, page 46.

Variances, Section 809, page 48.

Bylaw Application: Section 809.1 requires a hearing.

Discussion:

1. Previous above-slab garage structure was demolished last year due to unsafe condition. Rebuilt garage is to use existing slab and foundation.
2. Rear setback is 30' where 50' is required. Therefore, a variance is requested.
3. All other setbacks requirements are exceeded.
4. No input received from abutters.

Findings/Conditions:

1. Section 309.1 stipulates that demolished structure must be rebuilt or replaced within 18 months.
2. Applicant intends to rebuild above-slab structure with the 18 months.
3. There is a thirty day appeal period for this permit. A permit will be issued after the appeal period has expired and any appeals have been concluded.
4. The permit application's project was found to comply with applicable referenced Bylaws.

Decision:

Theresa Pelletier moved; Ted Chase seconded motion to approve permit application. Motion passed.

Permit #2016-21

Applicants: Alberta & John Charron and Stacey Gillespie

Site: 3337 McDowell Rd, North Danville; TH026-018.000, Bk 149, pages 513-514. Zoning: LDR

Project: Subdivide 53.5 acres into Lot #1 to consist of 10.5 acres and Lot #2 of 43 acres with dwelling.

Relevant Bylaws:

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Low Density Residential - LDR, Section 205.6(8), page 20.

Subdivisions of Land, Section 806, page 46.

Bylaw Application: Section 806.1 requires a hearing.

Discussion:

1. Submitted plat survey is titled, "Preliminary and tentative for discussion purposes only" and lacks surveyor's stamp, label of McDowell Road, dimensions and bearings,
2. No input received from abutters.

Findings

1. Both lots will be accessible from McDowell Road.
2. Both lots exceed the minimum acreage for Low Density Residential zoning.
3. Submitted survey plat shows locus and deed references of abutting properties; however, it is not a copy of the final survey plat and lacks basic required information as noted above.

Conditions:

1. Applicant shall submit final survey plat showing:
 - a. surveyor's stamp and signature,
 - b. labelled McDowell Road,
 - c. dimensions and bearings, and
 - d. replacement of title "Preliminary and tentative for discussion purposes only" with final title and date.
2. Except for the conditions noted, the permit application's project was found to comply with applicable referenced Bylaws.
3. A mylar copy of the survey plat containing DRB specified changes must be submitted within 30 days to the Town Clerk via the Zoning Administrator (ZA).
4. There is a thirty day appeal period for this permit. The subdivision permit will not be issued until the 30 day appeal period has expired and any appeals have been concluded.

Decision:

Sue Pekala moved; John McClung seconded motion to approve permit application with noted conditions. Motion passed.

Approval of Minutes: John McClung moved; Doug Lamothe seconded motion for approval of minutes from the DRB hearing of 5/4/16 as presented. Motion passed.

Other Business:

1. Chair Mike Smith shared with DRB members correspondence relating to the 611 Route 2 Lazar Solar proposal from Scott Palmer (4/20), PSB (5/4), and developer Primmer (5/11).
2. Mike Smith handed out suggestions for adopting practices related to subdivision hearings and Vermont statutes. Property line adjustments, in particular, will be addressed. Members are to read the material and be prepared to formulate same at upcoming meetings.

The hearing was adjourned at 8:22.

Respectfully Submitted,
Rob Balivet