

Town of Danville Development Review Board Hearing Minutes

4/1/15

(approved as submitted, 6/3/15)

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Attendance:

Present DRB Members: Mike Smith (Chair), John McClung, Doug Lamothe, Theresa Pelletier

Absent DRB Members: Rob Balivet, Ted Chase, Sue Pekala

Absent Zoning Administrator: Linda Leone

Public: Jo Anna Hall, Susan Vaillancourt

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

Permit Hearings:

Permit #2015-07

Applicant: Jo Anna Hall & John Hall, PO Box 7, West Danville, VT 05828

Site: 150 Otis Drive, Joe's Pond; Parcel ID# 5. Deed: Book 105, pages 34-35. Zoning: MDR II

Project: Subdivide existing originating 0.695 acre parcel into 2 lots: Lot #1 being 0.178 acres, lot #2 being 0.517 acres. A Variance is requested for all lot sizes. No request for construction is in permit #2015-07.

Relevant Bylaws:

Medium Density Residential II – MDR II, Section 205.7, page 19.

Subdivision of Land, Section 806, page 46.

Variance, Section 809, page 48.

Bylaw Application: Section 806.1 and Section 806 requires a hearing.

Discussion: No comments were received from notified abutters. Susan Vaillancourt, an abutter, was present to observe and had no comment. The Board examined the survey plat submitted with the Permit application. Both derived lots have frontage on Otis Drive. The proposed division line follows Otis drive and the proposed subdivision would cause no changes to existing setbacks. The variance is needed for the original and derived lot sizes. The Board discussed the guidelines covered in Section 809. The Board noted that the 2 lots that abut derived Lot #1 are approximately the same acreage. The board reviewed the facts of the proposed subdivision in the context of the Joe's Pond area and its history. The Board finds the all the guidelines from Section 809 are met.

Findings/Conditions:

The Board decided in favor of the applicant's request for a variance for the lot sizes cited in Permit #2015-7.

1. The permit application's subdivision was approved with the proposed acreages as per the survey plot.
2. Mylar to be submitted to town within 30 days of DRB approval.
3. Permit valid after survey plat mylar is on file and any appeals are concluded.
4. All lots are subject to development restrictions.

Decision:

Theresa Pelletier moved; Doug Lamothe seconded motion to approve the variance and the subdivision permit application. Motion passed.

Approval of Minutes: Doug Lamothe moved; Theresa Pelletier seconded motion for approval of minutes from the DRB hearing of 3/4/15 as presented. Motion passed.

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Other Business: The Board discussed attending a VLCT workshop on 10 June 2015 in Montpelier. The agenda for the workshop has not been finalized. The board will be kept up to date by email as details emerge.

It was noted that the DRB starts meeting twice a month (if there are permits) in May through August. The scheduled meetings for May are the 6th and the 20th.

The hearing was adjourned at 7:35pm.

Respectfully Submitted,
Mike Smith (Acting Secretary)