

Town of Danville Development Review Board Hearing Minutes

06/03/15

(Approved as amended, 6/17/15)

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Attendance:

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

Absent DRB Members: Ted Chase

Zoning Administrator: Linda Leone

Public: Pamela Heffernan, Susan Lombardi, Michael Schumacher

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

Permit Hearings:

Permit #2015-15

Applicant: Pamela Heffernan, PO Box 152, West Danville, VT 05873

Site: 234 North Shore Road, Joes Pond; JP 200-150.000, Bk 110, pages 278-279. Zoning: MDR I

Project: Addition of 12'x21' deck to first floor on north side of house.

Relevant Bylaws:

Medium Density Residential - MDR I, Section 205.6, page 18.

Variances - Section 809.1, page 49.

Bylaw Application: Section 809.1 requires a hearing.

Discussion:

Proposed deck changes: right setback from 79' to 67' where minimum 35' is required; rear setback from 27' to 21' where minimum 50' is required; and the front setback of the deck will be 41' where minimum of 50' is required. The existing building's front setback is 30'. A variance for the rear and front setbacks is requested.

Abutters Joseph and Joni Calcagni filed a letter of support for variance with Zoning Administrator.

Findings/Conditions:

1. Permit valid after 30 days of DRB approval and any appeals are concluded.

Decision:

Theresa Pelletier moved; John McClung seconded motion to approve permit application #2015-15. Motion passed.

Permit #2015-13

Applicant(s): William and Christy Burns, 121 Pacer Circle, Washington, FL 33414

Site: 25 Village View Road, West Danville; TH 100-002.000, Bk 111, page 398. Zoning: MDR I, West Danville Design Control

Project: Restoration and reconstruction of primary residence.

Relevant Bylaws:

Medium Density Residential - MDR I, Section 205.6, page 18.

Design Control District - Section 208, page 22.

Bylaw Application: Section 208.2 requires a hearing.

Discussion:

Michael Schumacher, builder, represents the applicants. Susan Lombardi is an abutting land owner.

Mr. Schumacher presented the design and said the applicants intend to restore the house,

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demolish and rebuild the connector, and build a new barn based on design shown in old photographs. He added that the Burns are committed to making sure the project, including drainage, is done right and that it meets any concerns expressed by neighbors or the Town. Abutter, Susan Lombardi, expressed concern about project's drainage affecting her property, especially storm and snow thaw runoff potentially impacting her well, septic and leach field. Mrs. Lombardi described a number of problematic situations arising from runoff and Town's road maintenance procedures. Mr. Schumacher proposes to fix existing driveway drainage problems by moving it eastward for a more gradual grade. Rick de Wolfe of deWolfe Engineering Associates will provide site engineering and will be seeking State of Vermont approval of site and civil design. Letter of intent has been sent to State.

Findings:

1. Proposed building complies with all setbacks.
2. Drainage of existing driveway and Town road has historically impacted adjacent Lombardi property during periods of heavy precipitation and seasonal snow melt.
3. State of Vermont is responsible for approval of site civil engineering design, including drainage.

Conditions:

1. Applicant is to submit civil design drawings, stamped by civil engineer licensed in Vermont, to Zoning Administrator for review and comment by DRB member with civil engineering experience.
2. Applicant is to submit State of Vermont approvals of site design to Zoning Administrator for DRB files.
3. Permit valid after 30 days of DRB approval and any appeals are concluded.

Decision:

Theresa Pelletier moved; Sue Pekala seconded motion to approve permit application. Motion passed.

Approval of Minutes: John McClung moved; Theresa Pelletier seconded motion for approval of minutes from the DRB hearing of 4/1/15 as presented. Motion passed.

Other Business: Linda Leone described a situation where Michael Rouse built a barn for livestock at the end of Stannard Mountain Road before the gate. The barn sits on the property line and does not comply with setbacks established by Danville's Bylaws. A neighbor has protested. Because it is an agricultural building, no local permit application is required. The State of Vermont is responsible for approval of agricultural buildings, including compliance with setbacks.

The hearing was adjourned at 8:30.

Respectfully Submitted,
Rob Balivet