

Town of Danville Development Review Board Hearing Minutes

6/17/15

(Approved as submitted, 7/1/15)

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Attendance:

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

Absent DRB Members: John McClung

Zoning Administrator: Linda Leone

Public: Mike and Sue Yesalonia

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

Permit Hearings:

Permit #2015-17

Applicants: Michael and Susan Yesalonia

Site: 3524 US Route 2 West, West Danville, Joe's Pond; SA 001-034.000, Bk 153, page 108.

Zoning: MDR II

Project: Add 21' wide by 16' deep deck to rear (Pond side) of home.

Relevant Bylaws:

Medium Density Residential II - Section 205.7, page 19.

Design Control District - Section 208, page 22.

Variance, Section 809.1, page 48.

Bylaw Application: Section 809.1 requires a hearing.

Discussion:

Left setback currently is 20'; Bylaws require 35' minimum; therefore, a variance is requested. There are pines along left setback offering privacy between this property and neighbors, Paul and Cathy Systo. A letter of support for variance approval from the Systos was submitted by applicants. It was pointed out that the new State regulations on shoreline development, specifically impervious materials, may apply, and that applicants are to contact State to address any issue related to that statute.

Findings/Conditions:

1. With the exception of the left setback, the permit application's project was found to comply with the applicable referenced Bylaws.
2. Permit valid after 30 days of DRB approval and any appeals are concluded.

Decision:

Ted Chase moved; Sue Pekala seconded motion to approve permit application. Motion passed.

Approval of Minutes: Mike Smith moved; Rob Balivet seconded motion for approval of minutes from the DRB hearing of 6/3/15 as amended. Motion passed.

The hearing was adjourned at 7:30.

Respectfully Submitted,
Rob Balivet