

Town of Danville Development Review Board Hearing Minutes

8/19/15

(Approved as submitted, 9/2/15)

Page 1 of 3.

Attendance:

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

Absent DRB Members: Sue Pekala

Zoning Administrator: Linda Leone

Public: John Moore, Don Sherwood, Joe Lajeunesse, Brad Alexander, Ryan Thompson

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

Permit Hearings:

Permit #2015-38

Applicants: John & Deborah Moore

Site: 3413 Keiser Pond Rd, West Danville; TH010.008.000, Bk 149, pages 53-54. Zoning: Low Density Residential (LDR)

Project: Subdivide 49.1 acres into 2 lots: Lot #1 to be 5.1 acres; Lot #2 to be 44 acres.

Relevant Bylaws:

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

Subdivision of Land, Section 806, page 46.

Bylaw Application: Section 806.1 requires a hearing.

Discussion:

Quantities shown on permit application differ from survey. Survey is correct; permit application quantities revised to reflect survey.

Findings:

1. The subdivided lot sizes, road frontages and setbacks comply with the applicable Bylaws.
2. Abutter input supports subdivision.
3. Survey has no locus.

Conditions:

1. Locus is required on survey plat mylar submitted for town records. Applicant is to provide survey plat mylar showing locus within 30-day appeal period.

Decision:

Ted Chase moved; John McClung seconded motion to approve permit application. Motion passed.

Permit #2015-39

Applicants: James Rustad and Erica Rustad Ferreira, represented by builder Joe Lajeunesse

Site: 376 Old Homestead Rd, Camp 88, Joes Pond; JP200.088.000, Bk 152, pages 587-589.

Zoning: Medium Density Residential II – MDR II

Project: Remove existing camp. Construct new 24'x36' cape-style camp with walk-out basement, 6'x36' porch and 10'x30' deck.

Relevant Bylaws:

Medium Density Residential II, Section 205.7, page 19.

Variances, Section 809, pages 48-49.

Bylaw Application: Section 809.1 requires a hearing.

Discussion:

Applicants have shoreline permit for project from State of Vermont.

Town of Danville Development Review Board Hearing Minutes

8/19/15

(Approved as submitted, 9/2/15)

Page 2 of 3.

Foot print of proposed camp is approximately same size as existing.

Septic and leach field will be replaced.

Findings:

Variances are required for setbacks on three sides which are less than those required by Bylaws: Right 8', Front 12', and Rear 40'.

Conditions:

Permit valid in 30 days or after any appeals are concluded, whichever is later.

Decision:

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

Permit #2015-40

Applicants: Ryan and Tamara Thompson.

Site: 1968 Peacham Rd, Harvey's Hollow; SA003-045.000, Bk 141, pages 563-565. Zoning: Low Density Residential and Harvey's Hollow Design Control

Project: Construct in-ground swimming pool.

Relevant Bylaws:

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

Design Control Districts, Section 208, page 22.

Bylaw Application: Section 208.2 requires a hearing.

Discussion:

Applicants' sketch provides list of materials. Pool is located on right side of house.

Findings:

The permit application's project was found to comply with applicable referenced Bylaws.

Conditions:

Permit valid in 30 days or after any appeals are concluded, whichever is later.

Decision:

Theresa Pelletier moved; John McClung seconded motion to approve permit application. Motion passed.

Permit #2015-41

Applicants: David and April Sprague, represented by builder Brad Alexander

Site: 2880 Route 2, West Danville; 300-001.000, Bk 154, pages 373-374. Zoning: Design Control District, West Danville Village

Project: Remove existing entrance porch and deck east side of building, and 3-season porch on west side deck. Build new wall on south side of west deck.

Relevant Bylaws:

Medium Density Residential II, Section 205.7, page 19.

Design Control Districts, Section 208, page 22.

Bylaw Application: Section 208.2 requires a hearing.

Discussion:

Foot print of proposed camp is approximately same size as existing.

Findings:

Proposed stairs take approximately 6 feet from right side and do not affect setback.

Conditions:

Permit valid in 30 days or after any appeals are concluded, whichever is later.

Town of Danville Development Review Board Hearing Minutes

8/19/15

(Approved as submitted, 9/2/15)

Page 3 of 3.

Decision:

John McClung moved; Theresa Pelletier seconded motion to approve permit application.

Motion passed.

Approval of Minutes: Mike Smith moved; John McClung seconded motion for approval of minutes from the DRB hearing of 8/5/15 as presented. Motion passed.

Other Business: Chair Mike Smith.

The hearing was adjourned at 8:00.

Respectfully Submitted,
Rob Balivet