

Town of Danville Development Review Board Hearing Minutes

12/2/15 (Approved as submitted, 1/6/16)

Page 1 of 2.

Attendance:

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

Zoning Administrator: Linda Leone

Public: Virginia Incerpi, Lawrence Riendeau, Paul Riendeau, Jeff Frampton, Gary Ducott, Joni Palmer, Scott Palmer, Will Cole, Doug Moses, Andrew Thomas

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

Approval of Minutes: Sue Pekala moved; Theresa Pelletier seconded motion for approval of minutes from the DRB hearing of 11/4/15 as presented. Motion passed.

Permit Hearings:

Permit #2015-59

Applicants: Lawrence and Paul Riendeau

Site: Willson Road, Joes Brook Road; SA001-036.001, Bk 150, pages 172-173. Zoning: Low Density Residential (LDR)

Project: Subdivide 57.89 acres into five lots: #1 – 10.08 acres; #2 – 11.41 acres; #3 – 11.46 acres; #4 – 11.33 acres; and #5 – 13.61 acres.

Relevant Bylaws:

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:

Adjoining property owner, Gary Ducott, has no objection to subdivision, but is interested in where applicants plan their driveway to lot #5 adjacent to his property.

Findings/Conditions:

1. The permit application's project was found to comply with the applicable referenced Bylaws.
2. A mylar copy of the survey map identical to the submitted survey map must be submitted within 30 days to the Town Clerk via the Zoning Administrator (ZA).
3. The ZA will check the submitted survey map against the mylar survey map and required changes before accepting.
4. The applicant will be notified by the ZA if there are any problems with the survey maps.
5. There is a thirty day appeal period for this permit.
6. The subdivision permit is not issued until the 30 day appeal period has expired and any appeals have been concluded.

Decision:

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

Approval of DRB Public Meeting Order of Business: John McLung moved; Ted Chase seconded motion for approval of Danville Development Review Board Public Meeting Order of Business as presented. Motion passed.

Town of Danville Development Review Board Hearing Minutes

12/2/15

(Approved as submitted, 1/6/16)

Page 2 of 2.

Informational Review of a Site Plan: The Chair opened a Special Meeting warned to the public at 7:30pm. Mike Smith explained that the Danville Select Board requested that the DRB hold an informational review of a project to construct a 500kW ground-mounted solar powered electrical generation facility forwarded to the Select Board by the Vermont Public Service Board. The project's applicant is DBE Danville Lazar Solar LLC. It is located at 611 Route 2 East. The Select Board has 45 days in which to review and respond to the application. He presented the Special Meeting's agenda and the Preliminary Site Plan's Basic Information. Comments from DRB members and the public are incorporated in separate minutes to be approved by the DRB and forwarded to the Select Board, who will then submit them to the Public Service Board.

The Special Meeting was adjourned at 8:35 pm.

Respectfully Submitted,
Rob Balivet, Vice Chair/Secretary