

Town of Danville Development Review Board Hearing Minutes

4/19/17

(Approved as submitted, 5/3/17)

Page 1 of 2.

Attendance:

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

Absent DRB Members: Ted Chase, John McClung

Zoning Administrator: Linda Leone

Public: Eric Lajeunesse, Larry Rossi

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

Permit Hearings:

Permit #2017-11

Applicant: Lee Hackett (represented by Larry Rossi, builder)

Site: 18 Narrows Drive, Joes Pond; JP 200.056.000, Bk 147, pages 227-228. Zoning: MDR II

Project: Remove existing 20'x16' shed and build 32'x26' garage in same location.

Relevant Bylaws:

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

Variance, Section 809, page 48.

Bylaw Application: 809.1 requires a hearing.

Discussion:

1. Applicant's representative talked with abutters. They have no objection to project.
2. Garage will be used to store boat and equipment.
3. Applicant's representative called Vermont Department of Natural Resources (DNR) regarding Shoreline Protection Act regulations and was told they were not applicable because proposed building is accessory to the house and was not livable. DRB members questioned DNR's finding. Applicant will confirm and submit a DNR letter to Zoning Administrator (ZA).

Findings/Conditions:

1. Proposed building does not meet setback requirements for MDR II. Therefore, a variance is required.
2. Applicant is to confirm DNR response and submit DNR confirmation letter to ZA.

Decision:

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

Permit #2017-13

Applicants: Robert & Andrea MacLeod (represented by Eric Lajeunesse, son-in-law, builder)

Site: 123 North Shore Road, Joes Pond; JP 200.154.000, Bk 94, pages 315-17. Zoning: MDR II

Project: Build new 20'x20' deck onto existing house.

Relevant Bylaws:

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

Variance, Section 809, page 48.

Bylaw Application: 809.1 requires a hearing.

Discussion:

1. No objections from abutter was received.
2. Ground under deck will consist of crushed stone and pitched away from building.
3. Applicant's representative was advised to confirm with Vermont Department of Natural Resources (DNR) that Shoreline Protection Act regulations do not apply.

Town of Danville Development Review Board Hearing Minutes

4/19/17

(Approved as submitted, 5/3/17)

Page 2 of 2.

Findings/Conditions:

1. Proposed building does not meet left setback requirement for MDR II. Therefore, a variance is required.

Decision:

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

Approval of Minutes: Mike Smith moved; Doug Lamothe seconded motion for approval of minutes from the DRB hearing of April 5, 2017 as presented. Motion passed.

The hearing was adjourned at 7:25pm.

Respectfully Submitted,
Rob Balivet