

Town of Danville Development Review Board Hearing Minutes

5/3/17

(Approved as submitted, 5/17/17)

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Attendance:

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

Zoning Administrator: Linda Leone

Public: Ronald Gauthier, Matthew Calcagni, Sally Wilder, Toby Balivet, Bruce Anderson

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

Permit Hearings:

Permit #2017-14

Applicant: Sally J. Wilder

Site: 15 Brook Road, Harvey's Hollow; TH 056-001.000, Bk 101, page 24. Zoning: LDR – Design Control

Project: Add 10'x12' enclosed porch to existing house.

Relevant Bylaws:

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

Design Control, Section 208, page 22.

Bylaw Application: Section 208.2 requires a hearing.

Discussion:

1. Addition will have exterior door and windows. Siding and roofing will match existing.
2. No objections from abutters were received.

Findings/Conditions:

1. The permit application's project was found to comply with the applicable referenced Bylaws.
2. There is a thirty-day appeal period for this permit.
3. The permit is not issued until the 30 day appeal period has expired and any appeals have been concluded.

Decision:

Doug Lamothe moved; John McClung seconded motion to approve permit application. Motion passed.

Permit #2017-16

Applicants: Ronald E. and Carolyn M. Gauthier

Site: 264 LaPearle Drive, Joes Pond; JP 200-014.000, Bk 62, page 438. Zoning: MDR II – Medium Density Residential II

Project: Raise roof 8' on front half of existing garage to create usable storage area (12'x24' space). Garage was built 30+ years ago with a variance.

Relevant Bylaws:

Medium Density Residential II - Section 205.7, page 19.

Variance, Section 809, page 48.

Bylaw Application: Section 809.1 requires a hearing.

Discussion:

1. No change in existing footprint.
2. No objections were received from abutters.

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Findings/Conditions:

1. Setbacks do not comply with Bylaws. A variance is required.
2. There is a thirty-day appeal period for this permit.
3. The permit is not issued until the 30 day appeal period has expired and any appeals have been concluded.

Decision:

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

Permit #2017-17

Applicant: Ernest Tobias Balivet

Site: 57 Park Street, Danville Green Village; TH 094-004.000, Bk 134, page 425. Zoning: Village Core

Project:

1. Change in use from residential to mixed residential/office;
2. Add roof and supporting structure to existing porch;
3. Attach 23"x37" business sign to building; and
4. Add accessible ramp meeting Americans with Disabilities Act (ADA) guidelines.

Relevant Bylaws:

Village Core District, Section 205.2, pages 6-8.

Conditional Use, Section 207, page 22.

Variance, Section 809, page 48.

Bylaw Application: Sections 207.1 and 208.1 require a hearing.

Discussion:

1. Porch roof and structure will be on existing porch footprint.
2. Two designs were submitted for porch roof and structure: one showing it across the entire front of the north elevation, the other ("Alternate proposed plan") only on the raised existing porch. Applicant is concerned about danger of snow/ice falling from building's eaves and has not yet decided which design will satisfy those concerns.
3. Business sign will be approximately same design and content as existing to be removed from adjacent building east of this building.
4. Zoning Administrator Linda Leone indicated a permit is not required for ramp and handrails.
5. No objections were received from abutters.

Findings/Conditions:

1. Existing right setback is 2'; Bylaws require 35'. Therefore, approval of a variance is required.
2. Office use is permitted in Village Core by Section 205.2.
3. There is a thirty-day appeal period for this permit.
4. The permit is not issued until the 30 day appeal period has expired and any appeals have been concluded.

Decision:

Doug Lamothe moved; John McClung seconded motion to approve permit application with variance. Rob Balivet recused himself from vote. Motion passed.

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Permit #2017-19

Applicant: Matthew J. Calcagni

Site: 249 North Shore Road, Joes Pond; JP 200-146.000, Bk 153, page 644-645. Zoning: MDR II – Medium Density Residential II

Project: Demolish and replace existing 43'x30' camp with attached garage and 10'x20' screened porch.

Relevant Bylaws:

Medium Density Residential II - Section 205.7, page 19.

Variance, Section 809, page 48.

Bylaw Application: Section 809.1 requires a hearing.

Discussion:

1. Proposed footprint is more consolidated than existing footprint and will be aligned with property line.
2. Setbacks may increase, but in no case be less than existing ones.
3. Proposed building will be single-story with a loft. Design will have same exterior materials as existing. It will be a seasonal camp with no full perimeter foundation or insulation.
4. Camp is over 150' from Joes Pond shoreline.
5. No objections were received from abutters.

Findings/Conditions:

1. Setbacks on right and left do not comply with Bylaws. A variance is required.
2. Applicant was advised to confirm with Vermont Department of Natural Resources (DNR) that Shoreline Protection Act regulations do not apply.
3. There is a thirty-day appeal period for this permit.
4. The permit is not issued until the 30 day appeal period has expired and any appeals have been concluded.

Decision:

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

Approval of Minutes: Doug Lamothe moved; Ted Chase seconded motion for approval of minutes from the DRB hearing of 4/19/17 as presented. Motion passed.

The hearing was adjourned at 7:41pm.

Respectfully Submitted,
Rob Balivet