

# Town of Danville Development Review Board Hearing Minutes

8/2/17

(Approved as submitted, 8/16/17)

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## Attendance:

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

**Absent DRB Member:** Ted Chase

**Zoning Administrator:** Linda Leone

**Public:** Paige and Peter Crosby, Jules Chatot

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

## Permit Hearings:

### Permit #2017-43

*Applicant:* Kari S. Lizer (represented at hearing by architect Jules Chatot)

*Site:* 3652 Route 2 West, Joes Pond; JP 300-053.000, Bk 105, pages 416-417. Zoning: MDR II

*Project:* Construct 6' tall by 165' long fences in three groupings along Route 2 (front) and east (right) property lines, 6' tall by 36' long dry stone boulder retaining wall, and landscaping.

*Relevant Bylaws:*

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

Variances, Section 809, page 48.

*Bylaw Application:* Section 809.1 requires a hearing.

*Discussion:*

1. With removal of mature trees along Route 2 for utility easement work, replacement privacy screening is desired by applicant.
2. Applicant consulted with State of Vermont regarding Shoreline Protection Act, who indicated no formal review is required.
3. No abutters responded to application.

*Findings/Conditions:*

1. MDR II requires a 35' setback on the right side. Proposed fence is 3' from property line. Approval of a variance request is required.
2. In all other respects, the permit application's project was found to comply with the applicable referenced Bylaws.

*Decision:*

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

### Permit #2017-44

*Applicants:* Peter and Paige Crosby

*Site:* 90 Birchbound Road, Joes Pond; JP 300-071.000, Bk 102, pages 415-416. Zoning: MDR II

*Project:* Demolish existing and build new 32'x42' residence set back further from Joes Pond than existing. New residence is to have 8'x32' deck and 14'x8' mud room.

*Relevant Bylaws:*

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

Abandoned, Demolished, Burner or Collapsed Structures, Section 309, page 25.

Variances, Section 809, page 48.

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*Bylaw Application:* Section 809.1 requires a hearing.

*Discussion:*

1. Applicants have filed application with State of Vermont regarding Shoreline Protection Act. State indicates to applicants that a permit will be issued 8/10/17.
2. No abutters responded to application.

*Findings/Conditions:*

1. MDR II requires minimum lot size of 1.5 acres. This lot is 1.2 acres. Approval of a variance request is required.
2. In all other respects, the permit application's project was found to comply with applicable referenced Bylaws.

*Decision:*

Doug Lamothe moved for approval of variance as submitted; John McClung seconded motion to approve permit application. Motion passed.

**Approval of Minutes:** Doug Lamothe moved; John McClung seconded motion for approval of minutes from the DRB hearing of 7/19/17 as presented. Motion passed.

## **Other Business:**

1. Linda Leone will schedule a training session with Vermont League of Cities and Towns either before 9/18 or after 10/12/17.
2. Board discussed procedures for entering into Deliberative Session. It was agreed to entertain a motion with a second, then vote on motion before going into the session.
3. There was discussion about seeking additional DRB members.

The hearing was adjourned at 7:55pm.

Respectfully Submitted,  
Rob Balivet