

# Town of Danville Development Review Board Hearing Minutes

10/4/17

Page 1 of 2.

## Attendance:

**Present DRB Members:** Mike Smith (Chair), Ted Chase, Doug Lamothe, Theresa Pelletier

**Absent Members:** Rob Balivet, John McClung

**Zoning Administrator:** Linda Leone

**Public:** Virginia Flanders

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

## Permit Hearings:

### Permit #2017-58

*Applicant:* Virginia Flanders.

*Site:* 242 Route 2 East. Danville Village; UE 002-013.001 Bk. 101, page 612.

*Zoning:* Village Residential

*Project:* Extend garage roof 8' to provide covered storage area with gravel floor and open on 3 sides.

*Relevant Bylaws:*

Village Residential District, Section 205.4, page 12-14.

Variances, Section 809, page 48.

*Bylaw Application:* Section 809.1 requires a hearing.

*Discussion:*

1. Existing garage and foundation is 34' from Front/North property line. Proposed extension will have same Front/North setback and extend the garage towards the Right/West property line.
2. Existing and proposed setbacks for Right/West, Back/South and Left/East exceed the minimum setback.
3. The Front/North property line faces the Catholic church parking lot with a screening line of Cedar trees along the property line. Access to the property is via a ROW or Town Road from Route 2 which also serves as access to the church parking lot.
4. No abutter comments were received.

*Findings/Conditions:*

1. Proposed garage location exceeds required setbacks on Left, Right and Rear.
2. The Front/North setback of the existing foundation and structure is 34' where 50' is required and constitutes an existing condition.
3. Extending the existing structure to the Right/West requires a variance.
4. There is a thirty-day appeal period for this permit. The building permit is not issued until the 30 day appeal period has expired and any appeals have been concluded.

*Decision:*

Doug Lamothe moved; Theresa Pelletier seconded motion to approve the permit application including a variance to extend the garage to the Right/West along the existing Front/North setback line of 34'. Motion passed.

# **Town of Danville Development Review Board Hearing Minutes**

10/4/17

Page 2 of 2.

**Approval of Minutes:** Theresa Pelletier moved; Doug Lamothe seconded motion for approval of minutes from the DRB hearing of 9/6/17 as drafted. Motion passed.

## **Other Business:**

There was a discussion of Shoreland Protection issues and what the DRB should/could/can and/or shouldn't/can't require from permit applicants for projects in the relevant areas. The discussion is to be continued at the training session later the month. The goal is to develop a handout for applicants with projects that are in the Shoreland Protection areas.

The DRB hearing for 18 October is canceled as there are no permits. There is one permit for the 1 November hearing, so far.

The training session with VLCT is scheduled for 7 PM on Monday 23 October 2017 at the Town Hall.

The hearing was adjourned at 7:28pm.

Respectfully Submitted,  
Michael Smith