

Town of Danville Development Review Board Hearing Minutes

6/15/16

(Approved as submitted, 7/6/16)

Page 1 of 2.

Attendance:

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

Absent DRB Members: Doug Lamothe, John McClung

Absent Zoning Administrator: Linda Leone

Public: Jeanne Gallerani, Timothy Hodges

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

Permit Hearings:

Permit #2016-27

Applicants: Jeanne and Peter Gallerani

Site: 332 Peacham Road, Danville; SA 003-016.000, Bk 122, pages 93-96. Zoning: Village Residential District

Project: Subdivide two existing abutting lots of 40 acres and 0.9 acres into two new lots. Proposed Lot #1 to be 39.2 acres, Lot #2 to be 1.7 acres.

Relevant Bylaws:

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

Subdivisions of Land, Section 806, page 46.

Bylaw Application: Section 806.1 requires a hearing.

Discussion:

Enlarged Lot #2 will extend around the back of the Fire Station.

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 subdivision permit is not issued until the 30 day appeal period has expired and any appeals have been concluded.

Decision:

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

Permit #2016-28

Applicants: Milissa and Ethan Finlay

Site: 820 Stannard Mountain Road, North Danville; TH 028-005.001, Bk 113, pages 614-631.

Zoning: Low Density Residential - LDR

Project: Subdivide 10.076 lot into two new lots. One proposed lot to be 4.506 acres, the other to be 5.57 acres.

Relevant Bylaws:

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

Subdivisions of Land, Section 806, page 46.

Bylaw Application: Section 806.1 requires a hearing.

Discussion:

1. Mr. Hodges, an abutting land owner, indicated there are existing structures on the proposed 4.506 acre site.

Town of Danville Development Review Board Hearing Minutes

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Page 2 of 2.

2. The submitted subdivision survey plat notes that the 5.57 acre lot “to be added to S & D Jones” 25+/- acres abutting it. The larger abutting lot is designated as “#566 (03-28-011) other lands of S & D Jones” and indicates the total acreage resulting will be 30.56+/- acres.

Findings:

1. The submitted subdivision survey plat accompanying the permit application does not indicate any existing structures and their setbacks.
2. The DRB is unable to determine if Bylaw setback requirements for existing structures from proposed property lines will be met.
3. The proposed lot sizes conform to LDR size requirements and have compliant frontage on Stannard Mountain Road.

Conditions:

1. Mylar survey plat must conform to requirements of VSA 27, Chapter 17, Section 1403, especially showing existing conditions, before being registered with the Town.
2. Mylar survey plat must show all existing structures and their setbacks from the proposed subdivision property lines.

Decision:

Sue Pekala moved; Ted Chase seconded motion to table action on the permit application until such time as the conditions above are met by the applicants. Motion passed.

Approval of Minutes: Ted Chase moved; Theresa Pelletier seconded motion for approval of minutes from the DRB hearing of 5/18/16 as presented. Motion passed.

Other Business:

1. Chair Mike Smith indicated discussion of revisions to DRB practices will be postponed to a time when all board members are present.
2. Mike Smith also noted that the Select Board will address the Town Plan at its 6/16/16 meeting.

The hearing was adjourned at 8:00.

Respectfully Submitted,
Rob Balivet