

# Town of Danville Development Review Board Hearing Minutes

2/15/17

Page 1 of 2.

## Attendance:

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

**Absent DRB Members:** Ted Chase, John McClung

**Zoning Administrator (ZA):** Linda Leone

**Public:** Donald and Doug Pastula, Larry Rossi, Jules Chatot, Kris Jurentkuff, Bill Koch, Ernie Thurston, Timothy Ide

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

## Permit Hearings:

### Permit #2017-01

*Applicant(s):* Pond View Development, LLC: William Koch and Thomas Lauzon

*Site:* 3251 US Route 2 West, Joes Pond; UW 002-057.000, Bk 157, page 62. Zoning: Low Density Residential (LDR)

*Project:* Subdivide existing 13.2 acres into two lots: Lot #1 to consist of 10.2 acres; Lot #2 to consist of 3.1 acres.

#### *Relevant Bylaws:*

Low Density Residential - LDR, Section 205.6, page 20.

Subdivisions of Land, Section 805, page 46.

*Bylaw Application:* Section 806.1 requires a hearing.

#### *Discussion:*

1. Messrs Pastula, abutters to the subject parcel, inquired about boundary pins and were satisfied that boundary was accurately established on proposed subdivision plat survey.
2. Survey plat plan shows proposed subdivision as well as structures that may be developed in the future. Other discussions amongst attendees involved the future developments. However, this case focuses on only land subdivision and not future development possibilities.
3. Ernie Thurston, owner of parcel across Route 2 from subject site, presented site plan sketch and legal description of a pipeline extending from a spring south of power line across US Route 2 to controls, valve and faucet on Mr. Thurston's property.

#### *Findings/Conditions:*

1. The permit application's project was found to comply with the applicable referenced Bylaws.
2. Condition: Deeded spring water line is to be shown on survey plat mylar to be filed with Town of Danville.
3. A mylar copy of the survey map identical to the submitted survey map or containing DRB specified changes must be submitted within 30 days to the Town Clerk via the Zoning Administrator.
4. In all cases the ZA will check the submitted survey map against the mylar survey map or required changes before accepting.
5. The applicant will be notified by the ZA if there are any problems with the survey maps.
6. There is a thirty day appeal period for this permit.
7. The subdivision permit is not issued until the 30 day appeal period has expired and any appeals have been concluded.

## Town of Danville Development Review Board Hearing Minutes

2/15/17

Page 2 of 2.

### *Decision:*

Theresa Pelletier moved; Sue Pekala seconded motion to approve permit application with addition of spring waterline. Motion passed.

**Approval of Minutes:** Sue Pekala moved; Theresa Pelletier seconded motion for approval of minutes from the DRB hearing of 11/16/16 as presented. Motion passed.

### **Other Business:**

1. **Annual DRB Hearing Schedule:** Linda Leone handed out schedule of DRB meetings for 2017 as well as DRB contact list. Chair Mike Smith questioned whether this DRB meeting on 3<sup>rd</sup> Wednesday of month, where the annual schedule shows only a meeting on the 1<sup>st</sup>, should be an exception or become a new standard with meetings on 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of every month. If there are no permit applications warned then the meeting/hearing is cancelled. The Chair agreed to notify Board members, via email, about the status of the next meeting when the meeting is (or is not) warned. Mike Smith moved, Theresa Pelletier seconded, a motion to revise the annual DRB meeting schedule to reflect hearings on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of every month. Motion passed.
2. **Training:** Linda Leone will check with Vermont League of Cities and Towns on possible training dates in April or May.

The hearing was adjourned at 8:10.

Respectfully Submitted,  
Rob Balivet