

Town of Danville Development Review Board Hearing Minutes

3/1/17

(Approved as amended, 4/5/17)

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Attendance:

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

Absent DRB Members: Ted Chase, Sue Pekala

Zoning Administrator: Linda Leone

Public: John Currier, Liliana Cubero F.

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

Permit Hearings:

Permit #2017-04

Applicant: Lewis Creek Jerseys, Inc., Vincent Foy (contact)

Site: 144 Morrill Road, North Danville; TH 022-002.000, Bk 158, pages 500-503. Zoning: Low Density Residential (LDR)

Project: Subdivide 35+/- acres into 2 lots consisting of Lot #1 10.0+/- acres; Lot #2 25+/- acres. Parcel A&B of Lot #2 to be retained and added to existing lot at TH 026-001.000.

Relevant Bylaws:

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

Subdivisions of Land, Section 806, page 46.

Bylaw Application: Section 806.1 requires a hearing.

Discussion:

Application erroneously shows check mark beside Variance (\$50.00). This is an application for Subdivision (\$30.00).

Findings:

1. The permit application's project was found to comply with the applicable referenced Bylaws for Subdivisions of Land.
2. Applicant was erroneously charged \$50.00 instead of the \$30.00 for Subdivisions of Land, and is due a \$20.00 refund.

Conditions:

1. Clarify that the application is for a Subdivision and not for a Variance and refund applicant \$20.00.
2. 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 (ZA).
3. In all cases the ZA will check the submitted survey map against the mylar survey map and required changes before accepting.
4. The applicant will be notified by the ZA if there are any problems with the survey maps.
5. There is a thirty day appeal period for this permit.
6. The subdivision 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 with stipulated condition. Motion passed.

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Permit #2017-06

Applicant: Janice Currier Estate, John Currier (Executor)

Site: 654 Currier Road, South Danville; TH 052-013.000, Bk 43, page 66. Zoning: Low Density Residential (LDR)

Project: Subdivide 206.5 acres into 2 lots consisting of Lot #1 3.038+/- acres with house and barn; Lot #2 203.462+/- acres.

Relevant Bylaws:

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

Subdivisions of Land, Section 806, page 46.

Bylaw Application: Section 806.1 requires a hearing.

Discussion/Findings:

1. The permit application's project was found to comply with the applicable referenced Bylaws for Subdivisions of Land.

Conditions:

1. 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 (ZA).
2. In all cases the ZA will check the submitted survey map against the mylar survey map and required changes before accepting.
3. The applicant will be notified by the ZA if there are any problems with the survey maps.
4. 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.

Decision:

John McClung moved; Theresa Pelletier seconded motion to approve permit application. Motion passed.

Approval of Minutes: Mike Smith moved; Doug Lamothe seconded motion for approval of minutes from the DRB hearing of 2/15/17 as presented. Motion passed.

Other Business:

1. **Annual DRB Hearing Schedule:** Linda Leone distributed 2017 DRB meeting schedule revised in accordance with motion passed at 2/15/17 meeting to reflect two meetings per month throughout year. If there are no applications received for a meeting, or if there is no other business to be transacted, Chair Mike Smith will notify DRB members that meeting is cancelled.

The hearing was adjourned at 7:31pm.

Respectfully Submitted,
Rob Balivet