

Town of Danville Development Review Board Hearing Minutes

4/5/17

(Approved as submitted, 4/19/17)

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Attendance:

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

Absent DRB Members: Ted Chase

Zoning Administrator: Linda Leone

Public: Jules Prevost

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

Permit Hearings:

Permit #2017-08

Applicants: Rebecca and David Prevost (represented by Jules Prevost)

Site: Woodward Road, Joes Pond/West Danville; TH008-001.000, Bk 86, pages 429-430.

Zoning: Low Density Residential

Project: Subdivide 14.56 acres into 12.64 acres (Lot #3) and 1.92 acres (Lot #2A). Lot 2A is then to be conveyed to owner of contiguous Lot #2 of 3.17 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:

1. Survey plat should show "Lot #3" designation on 12.64 acres lot.
2. Subdivision is across road and west of approved Permit Application #2017-01, which subdivides land owned by Pond View Development, LLC.

Findings/Conditions:

1. Proposed Lot #2A, consisting of 1.92 acres, is less than the minimum lot size for LDR and has no clear Right-of-Way access.
2. Once Lot #2A is conveyed to owner of Lot #2, resulting lot will consist of 5.09 acres and will comply with minimum LDR lot size of 3 acres and have required access.
3. The permit application's project was found to comply with the applicable referenced Bylaws.
4. Mylar plot survey plan is to be revised to designate "Lot #3" on 12.94 acre parcel.
5. A corrected mylar copy of the survey plot plan must be submitted within 30 days to the Town Clerk via the Zoning Administrator.
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.

Decision:

Sue Pekala moved; Theresa Pelletier seconded motion to approve permit application. Motion passed.

Approval of Minutes: Doug Lamothe moved; Sue Pekala seconded motion for approval of minutes from the DRB hearing of 3/1/17 as amended to delete Permit #2017-06 Discussion paragraph. Motion passed.

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Other Business:

1. Chair Mike Smith noted that By-laws call for annual election of officers at the first DRB hearing following the Danville Town Meeting in March. He proposed maintaining the current slate of officers. Without objection, current slate was re-elected with Mike Smith as the Chair and Rob Balivet as Vice Chair/Secretary.
2. Sue Pekala is leaving the DRB after 6 years of service. The Board thanked her for her service. The vacant position will be advertised by the Town.
3. Linda Leone reported that OSHA made a site visit to the Town Hall and found that the current meeting room does not have legal fire exits. The Select Board is considering options. Future DRB meetings may need to meet in the Town Hall's second story old gymnasium. She will keep the DRB abreast of developments on the issue.

The hearing was adjourned at 7:25pm.

Respectfully Submitted,
Rob Balivet