

Town of Danville Development Review Board Hearing Minutes

9/6/17

(Approved as submitted, 10/4/17)

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Attendance:

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

Zoning Administrator: Linda Leone

Public: Berton Frye, Ronald Gauthier

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

Permit Hearings:

Permit #2017-56

Applicants: Ronald and Carolyn Gauthier.

Site: 264 LaPerle Dr, West Danville, Joes Pond; JP 200-140.00 Bk 62, page 438. Zoning: MDR II

Project: Extend rear slope of garage roof 8' to provide covered storage area with gravel floor and no walls (open on 3 sides with garage wall only enclosed side).

Relevant Bylaws:

Medium Density Residential II - MDR II, Section 205.7, page 19.

Variances, Section 809, page 48.

Bylaw Application: Section 809.1 requires a hearing.

Discussion:

1. Existing garage is 25.4' from property line. Proposed shed will be set back about 23.5' from property line.
2. Setback from Joes Pond shoreline is about 110'.
3. No abutter comments were received.

Findings/Conditions:

1. Proposed shed location meets required setbacks on front, right and rear. Left setback is proposed to be 23.5' where 35' is required. Therefore a variance is required.
2. 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:

John McClung moved; Ted Chase seconded motion to approve permit application and variance. Motion passed. Applicant was advised to contact Vermont DEC for Shoreline Protection Act.

Approval of Minutes: Theresa Pelletier moved; Doug Lamothe seconded motion for approval of minutes from the DRB hearing of 8/16/17. Motion passed.

The hearing was adjourned at 7:18pm.

Respectfully Submitted,
Rob Balivet