

Town of Danville Development Review Board Hearing Minutes

12/6/17

(Approved as submitted, 1/17/18)

Page 1 of 2.

Attendance:

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

Zoning Administrator: Linda Leone

Public: Christian Plaud, Richard Benoit Jr

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

Permit Hearings:

Permit #2017-66

Applicants: Mark Dunbar and Richard M. Benoit Jr.

Site: 148 Route 15, West Danville; VT015-005.000, Bk 71, pages 444-445. Zoning: MDR II

Project: Open Vermont State Inspection Station and related repair; Attach sign to building.

Relevant Bylaws:

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

Conditional Use, Section 207, page 22.

Design Control Districts, Section 208.

Bylaw Application: Sections 207.1 and 208.2 require a hearing.

Discussion:

1. Applicants plan to operate a repair and inspection station in existing structure with existing parking areas.
2. A 4'x8' sign will be attached to building. It will be painted by Richard Benoit and will have a professionally executed design character.
3. Building was used as a trailer shop 8 to 10 years ago.
4. Vermont State inspection station approval requires compliance with local zoning regulations. (See Vermont Zoning Compliance Certification dated 11/3/17 attached to application.)
5. Project will have two commercial recycling dumpsters in yard, one for metal (All Metals) the other for cardboard (Myers).

Findings of Fact/Conclusions of Law:

1. Project will use an existing building without changing its appearance.
2. A 4'x8' painted plywood sign will be attached directly to the building.
3. Project design appears to conform to West Danville Design Control District Section 208.3.C criteria for acceptability of design because it does not significantly alter the existing design.
4. Motor vehicle sales, service and repair is an acceptable conditional use for MDR II.
5. As project parking and traffic demands are same as previously established business, there appear to be no changes to existing parking and traffic.
6. There are other businesses in the same area.
7. The permit application's project was found to comply with the applicable referenced Bylaws for conditional use in MDR II and compatibility with West Danville Design Control District.

Conditions:

1. There is a 30-day appeal period for this permit. An approved permit is issued once the 30-day appeal period has expired and any appeals have been completed. Applicant shall not operate the proposed business until an approved permit is issued.

Town of Danville Development Review Board Hearing Minutes

12/6/17 (Approved as submitted, 1/17/18)

Page 2 of 2.

Decision:

Ted Chase moved; Theresa Pelletier seconded motion to approve permit application for MDR II conditional use in a Design Control District. Motion passed.

Approval of Minutes: Doug Lamothe moved; Theresa Pelletier seconded motion for approval of minutes from the DRB hearing of 11/15/17 as presented. Motion passed.

Other Business:

1. Zoning Administrator Linda Leone distributed calendar for 2018 DRB meetings.
2. Chair Mike Smith announced there will be no DRB meeting on 12/20. The next meeting is scheduled for 1/17/18.

The hearing was adjourned at 7:14pm.

Respectfully Submitted,
Rob Balivet