

**Town of Danville
Public Hearing on Zoning Bylaw
Planning Commission Meeting
Approved Minutes
Tuesday, December 14, 2017
Danville Town Hall 7:30 pm**

Present: Glenn Herrin, Jeff Paquet, Kate Whitehead, Vince Foy, Jill Kelleher

Guests: Rob Balivet (DRB), Linda Leone (ZA), Sue-Ann Anair, Paul Anair

Jeff opened the public hearing at 7:30pm

Public Hearing on Zoning Bylaw Amendment

The proposed amendment affects the following sections of the Town of Danville zoning bylaws. Section 205, Application of District Regulations; 302 Required Frontage on or Access to Public Roads or Public Waters; 702 Definitions; and 806, Subdivisions of Land; and adds a new section, Signs.

Summary of proposed changes:

1. Proposed Amendment.
 - 1.1 The purpose of the amendment is to clarify definitions, products, and processes involved in subdivisions and add standards and a permitting process for signs.
 - 1.2 The amendment clarifies the definitions of “Land Development”, “Subdivision”, and “Survey Plan”.
 - 1.3 The amendment adds a subsection stating the intent of subdivision bylaws
 - 1.4 The amendment defines the survey plat requirements for subdivision
 - 1.5 The amendment clarifies waiver requirements when subdividing land to convey an undersized parcel to an adjacent property.
 - 1.6 The amendment adds a new section on signs with standards and permitting

Discussion:

The PC will be reviewing the zoning bylaws in its entirety in the spring/summer. The public hearing will only address the revisions to the subdivision and the new sign section.

Glenn went through the new changes.

Subdivision: Deleted the plat definition
Changed definition of subdivision

- 806.5 undersized parcel /non-conforming lot – can be waived by the DRB if land is conveyed from an adjacent property to form a conforming parcel. New deed and single property description must be filed in the Town’s land records. Access and dimensional requirement waivers are also discussed in this section.

- 806.3 permit official – the survey plat shall be prepared by a land surveyor licensed by the State of Vermont.

Signs: New signs will need to go through a permitting process
 New signs will need to meet square footage and height requirements

Feedback from NVDA on the proposed amendment was reviewed and discussed.

- 314.5 (b) added language for “official sign” defined as from a government entity
- New signs cannot block an official sign or other permitted signs
- 314.7 – NVDA refers to 804 for describing the role of the ZA.
- Remove section 314.7 and 314.8
- Change 808 language to be more broad and less specific
- Remove section 314.9
- Include a graphic that defines the “sign” area

Glenn incorporated comments/changes from the public hearing into the draft bylaws.

Hearing Closed at 8:15pm

Planning Commission Meeting

Motion made by Glenn Herrin to submit the new proposed zoning bylaws as modified tonight to the SB.
Seconded by Vince Foy. Motion carried.

Approval of Minutes

Motion made by Vince Foy to approve the minutes of November, motion seconded by Glenn Herrin.
Motion carried.

Better Connections Grant:

The PC checked in about grant progress and discussed letters of commitment. We received the Confirmed Planning Process letter from NVDA. This is a required component of the grant.

Other business:

Glenn was elected to be the new Chair of the Planning Commission. Two vacancies need to be filled.

Meeting Schedule:

January 11, 2017 at 7:30pm at the Town Hall (Working Meeting Better Connections)

January 25, 2018 at 7:30pm at the Town Hall (Planning Commission Meeting)

Meeting Adjourned at 8:30pm

Respectfully submitted by Kate Whitehead