

Town of Danville Development Review Board Hearing Minutes

03/07/18

Approved 3/21/18

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Attendance:

Present DRB Members: Mike Smith (Chair), Ted Chase, Doug Lamothe, Henry Pearl, Theresa Pelletier

Absent DRB Members: Rob Balivet, John McClung

Zoning Administrator: Linda Leone

Public: Ken Linsley, Barb Machell, Dave Machell

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

Permit Hearings:

Permit #2018-2

Applicant(s): Barbara and David Machell

Site: Winn High Drive, East Danville; SA TH079-002.001, Bk 65, page 138.

Zoning: Low Density Residential (LDR)

Project: Subdivide original 71.3 acre lot into 2 lots; Lot #1 of 14.02 acres and Lot #2 of 57.28 acres.

Relevant Bylaws:

Administrative Review, Section 804, page 44.

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

Subdivision of Land, Section 806, page 46.

Bylaw Application: Section 806.1 requires a DRB hearing.

Discussion:

Based on a site plan review, the submitted application for zoning permit #2018-2 was considered incomplete. The board, with the cooperation and full consent of the applicants, agreed to review the zoning application form and amend the sections as necessary to complete the zoning application form. The required original certified survey plat was not submitted and until the required original certified survey plat is submitted, the permit cannot be adjudicated. These minutes describe the status of permit application #2018-2 at the close of the hearing.

Findings of Fact/Conclusions of Law:

1. The submitted zoning application form, dated 2/15/18, was amended, with the full consent of the applicants; A) to specify the zoning district; B) to show the correct location/site; and C) to provide a project description with a concise description of the proposed subdivision.
2. The sections of these minutes preceding the “*Discussion:*” section above, contain the amended permit information which supersedes the information supplied on the submitted zoning application form dated 2/15/18.
3. The two lots of the amended proposed subdivision meet the minimum LDR lot size requirements.
4. The two lots of the amended proposed subdivision abut the town road Winn High Drive.
5. There are no structures that would be affected by the amended proposed subdivision.
6. The copy of the address labels supplied with the zoning application was found to be a complete list of adjoining land owners.
7. Conclusion: The amended applicant's project was found to comply with the relevant Bylaws.
8. As of the date of this hearing, an official certified survey plat, as per Town bylaw 806.2 and 27 VSA § 1403, was not submitted with zoning application #2018-2 as required.

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9. A copy of a survey plat submitted with the original zoning application is noted and was reviewed. The results of the review are documented below.
10. Conclusion: The permit #2018-3 application is not complete and the permit is to be tabled until the next scheduled DRB hearing on 21 March 2018 and with the condition listed below.

Survey Plat Review:

The survey plat submitted is an 8½ x11 copy of a survey that shows a single lot of 14.02 acres abutting Winn High Drive. All plat identification and survey data appears to be present.

The board noted these issues with the 8½ x11 copy of a survey:

The locus is not legible.

The original lot needs to be labeled along with its acreage.

The two derived lots need to be labeled along with their acreage.

The official certified survey plat needs to be an approved size.

The official certified survey plat must be signed with an actual (not copied) signature and date.

Conditions:

1. A relevant certified survey plat for permit #2018-2 must be submitted to the Zoning Administrator prior to the next scheduled DRB hearing on 21 March 2018.

Decision:

Ted Chase moved; Theresa Pelletier seconded the motion to table permit application #2018-2 until the DRB hearing scheduled for 21 March 2018 with conditions cited above. Motion passed.

Approval of Minutes: Doug Lamothe moved; Theresa Pelletier seconded the motion for approval of minutes from the DRB hearing of 1/17/18 as presented. Motion passed.

Other Business:

The DRB welcomes Henry Pearl to the board!

Ted Chase has been elected to the Selectboard and has decided to resign from the DRB. Ted has been a DRB member for 10 years. Thank you Ted for your service.

The yearly officer elections were held and no changes were made. Rob is still secretary and vice chair. Mike is still Chair.

The hearing was adjourned at 7:55.

Respectfully Submitted,
Michael Smith