

Town of Danville Development Review Board Hearing Minutes

03/21/18

(Approved as submitted, 5/16/18)

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Attendance:

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

Zoning Administrator: Linda Leone

Public: David and Barbara Machell

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

Approval of Minutes: Doug Lamothe moved; Theresa Pelletier seconded the motion for approval of minutes from the DRB hearing of 3/7/18 as amended to change “in” on page 2, line 14, to read “is”. Motion passed.

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:

1. This application was tabled at the 3/7/18 hearing due to the submitted application for zoning permit being considered incomplete. At that time, the Development Review Board (DRB), with the cooperation and full consent of the applicants, agreed to review the zoning application form and amend sections as necessary to complete the zoning application form. The DRB set the following condition prior to resuming review of the application: 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.

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.

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7. Conclusion: The amended applicant's project was found to comply with the relevant Bylaws.
8. An official certified survey plat has been submitted with zoning application #2018-02 as required and complies with Town bylaw 806.2 and 27 VSA § 1403.

Conditions:

1. There is a 30-day appeal period for this permit. An approved permit is issued and becomes effective once the 30-day appeal period has expired and any appeals have been completed.
2. A mylar copy of the survey plot plan must be submitted within 30 days to the Town Clerk via the Zoning Administrator.

Decision:

Doug Lamothe moved; Henry Pearl seconded the motion to approve permit application #2018-02 for a subdivision with conditions noted. Motion passed.

Other Business:

The DRB has one vacant seat to be filled.

There are no permits scheduled for hearing at the first meeting in April.

The hearing was adjourned at 7:15 pm.

Respectfully Submitted,
Rob Balivet