

# Town of Danville Development Review Board Hearing Minutes

05/16/18

(Approved as submitted, 6/6/18)

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## Attendance:

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

**Zoning Administrator:** Linda Leone

**Public:** Shane Clarke (surveyor representing Richard & Jennifer Riendeau).

The hearing was called to order by Vice Chair Rob Balivet at 7:20 pm. A quorum was established.

## Permit Hearings:

### Permit #2018-11

*Applicants:* Richard and Jennifer Riendeau

*Site:* 737 Wheelock Road, Danville; TH030-004.000, Bk 76, page 381.

*Zoning:* Low Density Residential (LDR)

*Project:* Subdivide original 177 acre lot into 2 lots; Lot #1 of 174 acres and Lot #2 of 3 acres.

*Relevant Bylaws:*

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's surveyed site plat includes both a locus and inset showing both the lot to be subdivided and the larger lot.

*Findings of Fact/Conclusions of Law:*

1. The two lots of the proposed subdivision meet the minimum LDR lot size requirements.
2. The two lots of the proposed subdivision abut the town road Wheelock Road with more than minimum frontage.
3. Structures shown all exceed required minimum setbacks.
4. Conclusion: Applicant's project was found to comply with relevant Bylaws.
5. An official certified survey plat May 2016 (plot 3/27/18) is submitted with zoning application #2018-11 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:*

Theresa Pelletier moved; John McClung seconded the motion to approve permit application #2018-11 for a subdivision with conditions noted. Motion passed.

**Approval of Minutes:** Henry Pearl moved; Theresa Pelletier seconded the motion for approval of minutes from the DRB hearing of 3/21/18. Motion passed.

The hearing was adjourned at 7:28 pm.

Respectfully Submitted,  
Rob Balivet