

# Town of Danville Development Review Board Hearing Minutes

7/25/18

(Approved as submitted, 8/1/18)

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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:** Brian Henderson, Martin Larrabee, Scott Palmer, Kelly and Cody Castner

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

## Permit Hearings:

### Permit #2018-33

*Applicant:* John and Carol Robinson doing business as Four Seasons Campground, Inc., represented by contractor Martin Larrabee

*Site:* 74 Birch Bound Lane, Joes Pond, West Danville; JP 300-049.000, Bk 89, page 422.

*Zoning:* MDR II

*Project:* Remove existing 19'x19' garage and replace with 30'x48' garage.

*Relevant Bylaws (adopted May 3, 2018):*

Medium Density Residential II - MDR II, Section 205.7, page 18.

Variance, Section 809, page 50.

*Bylaw Application:* Section 809.1 requires a hearing.

*Discussion:*

1. A variance is required due to lot size and right side setback.
2. Martin Larrabee met with a State of Vermont representative in charge of Shoreline Protection Act compliance since filing permit application #2018-33. He submitted a revised site plan drawing that resulted from that meeting.
3. The revised drawing shows three areas to be reclaimed with trees and vegetation and the proposed garage moved 20' closer to the pond.
4. Cody Castner, an abutter, expressed concern that the subject property may become a commercial use when it is rented out. He does not oppose the application if it is not a commercial use.
5. Applicants intend to use proposed garage to store their pontoon boat and other equipment not to be used by renters.

*Findings of Fact/Conclusions of Law:*

1. Lot size is about 0.50 acres. MDR II requires a minimum 1.5 acres. Therefore, a variance is requested.
2. Proposed right side setback is 10'. MDR II requires 35' setback. Therefore, a variance is requested.

*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 begin building construction work on the project until an approved permit is issued.

*Decision:*

Theresa Pelletier moved; Henry Pearl seconded motion to approve permit application for project and variances for lot size and to side setback.. Motion passed.

**Approval of Minutes:** John McClung moved; Mike Smith seconded motion for approval of minutes

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from the DRB hearing of 6/20/18 as presented. Motion passed.

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## **Other Business:**

1. Brian Henderson introduced himself as applicant for a position on the DRB. He will appear before the Board of Selectmen for their approval.
2. Chair Mike Smith recommended a VLCT training for DRB members in early fall and directed the Zoning Administrator to schedule the training.

The hearing was adjourned at 7:45.

Respectfully Submitted,  
Rob Balivet