

Town of Danville Development Review Board Hearing Minutes

11/7/18

(Approved as submitted, 12/5/18)

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Attendance:

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

Zoning Administrator: Linda Leone

Public: None attending

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

Permit Hearings:

Permit #2018-61

Applicant: Ian P. Fitch

Site: Morses Mill Road; TH 074-015.000, Bk 152, pages 533-534. Zoning: LDR

Project: Subdivide existing 25.5 acre parcel into two lots: Lot #1 of 9.1 acres, Lot#2 of 16.4 acres.

Relevant Bylaws:

Low Density Residential (LDR), Section 205.6, page 19.

Subdivisions of Land, Section 806, page 47.

Bylaw Application: Section 806.2 requires a hearing.

Discussion:

1. Applicant not present.
2. Both lots #1 and #2 abut Morses Mill Road.
3. Certified plot plan submitted.
4. Lot sizes conform to LDR.
5. No existing structures shown on plot plan.

Findings of Fact/Conclusions of Law:

1. The permit application's project was found to comply with the applicable referenced Bylaws for Subdivisions of Land.

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.
2. A mylar copy of the survey plot plan must be submitted within 30 days to the Town Clerk via the Zoning Administrator.

Decision:

Henry Pearl moved; Theresa Pelletier seconded motion to approve permit application. Motion passed.

Approval of Minutes: Henry Pearl moved; Doug Lamothe seconded motion for approval of minutes from the DRB hearing of 10/17/18 as presented. Motion passed.

Other Business:

1. Doug Lamothe expressed appreciation for Zoning Administrator's Zoning Permits 2018 Board Index.
2. Mike Smith requested DRB members submit questions for joint DRB and Planning Commission training by VLCT scheduled for November 20. Rob Balivet's included:
 - a. Understanding of how towns write original zoning bylaws, noting that Danville's appear

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to be piecemeal and not very well coordinated. Linda Leone gave a history of Danville's process.

- b. Have other towns included land use planning for solar array farms in their town plans?
- c. How to handle conditions for future expansions of scope in a permit application's approval.

The hearing was adjourned at 7:35.

Respectfully Submitted,
Rob Balivet