

# Town of Danville Development Review Board Hearing Minutes

12/19/18 (Approved as submitted, 3/6/19)

Page 1 of 2.

## Attendance:

**Present DRB Members:** Mike Smith (Chair), Rob Balivet, Brian Henderson, Doug Lamothe, John McClung

**Absent DRB Members:** Henry Pearl, Theresa Pelletier

**Zoning Administrator:** Linda Leone

**Public:** Stephen Parker

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

## Permit Hearings:

### Permit #2018-70

*Applicants:* Stephen M. Parker & Susanne Terry

*Site:* 1047 Wheelock Road, Tampico/North Danville; TH042-020.001, Bk 127, page 35.

*Zoning:* LDR

*Project:* Correct location of parcel with house, barn and other improvements due to survey error.

*Relevant Bylaws:*

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

Subdivisions of Land, Section 806, pages 47-48.

*Bylaw Application:* Section 806.2 requires a hearing.

*Discussion:*

1. Sidney Priest intends to purchase parcel with house, barn and other improvements from the applicants.
2. The existing 1978 survey plat locates a 3-acre Parcel #TH030-007.001 (Bk 181, page 872) west of house, barn and other improvements. These improvements were intended to be located on Parcel #TH030-007.001, not on Parcel TH042-020.001. The 1978 survey was in error.
3. The proposed project will correct the error by establishing a new parcel of equivalent size whereon the house, barn and other improvements will be located. This will then be purchased by Sidney Priest. Parcel #TH030-007.001 will simultaneously be conveyed to the applicants by quit claim deed and will be thereby enlarge applicants' Parcel #TH042-020.001, denoted on submitted survey plat as Lot #1.
4. The result will be a corrected survey recorded in the town records.
5. A hand-written Description of Project and survey plat, showing proposed conditions, are submitted with application.

*Findings of Fact/Conclusions of Law:*

1. The permit application's project will comply with LDR requirements, including minimum lot size and road frontage.
2. The 1978 survey plat error will be corrected and the town records will reflect the correction.

*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:*

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Page 2 of 2.

Doug Lamothe moved; Brian Henderson seconded motion to approve permit application.  
Motion passed.

**Approval of Minutes:** Applicants' representative (their son) was misspelled and corrected to read "Beauparlant". Mike Smith moved; Doug Lamothe seconded motion for approval of minutes as corrected from the DRB hearing of 12/5/18 as presented. Motion passed.

**Other Business:** Select Board proposes a joint meeting of committees early in 2019 to address issues of interest to the Select Board, Planning Commission and DRB. The DRB's issues include:

1. Waivers *versus* variances and the use of a temporary bylaw process in order to implement a change pending a much more time consuming rewrite of bylaws.
2. New zoning district for Joes Pond.
3. Bylaw revisions.

The hearing was adjourned at 7:30.

Respectfully Submitted,  
Rob Balivet