

Town of Danville Development Review Board Hearing Minutes

6/19/19

(Approved as submitted, 7/3/19)

Page 1 of 2.

Attendance:

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

Zoning Administrator: Linda Leone

Public: Gary and Barb Fontaine, Ron Sicard, Sam Bromberg, Bob Magro

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

Permit Hearings:

Permit #2019-28

Applicant: Samuel M. Bromberg

Site: 2160 Walden Hill Rd; TH 018-002.001, Bk 165, pages 216-217. Zoning: LDR

Project: Construct a 20'x30' building to be used as a "Sugar Shack".

Relevant Bylaws:

Low Density Residential - LDR, Section 205.6, page 19.

Variances, Section 809, pages 50-51.

Bylaw Application: Section 809.1 requires a hearing.

Discussion:

1. Applicant requests approval for a variance to required 35' left side setback of about 15' due to site conditions.
2. Maple sugaring operation is to be non-commercial. Syrup produced will be shared with neighbors. If future production results in quantities sufficient to sell, Linda Leone advises it would be an agricultural use and not require a change of use application.
3. Residence was built in 2007 and has septic system downhill from driveway in front of house. Artesian well is also down the hill and has shared access with neighbor.
4. Applicant's abutting neighbor to west is Ron Sicard, who has no objection to application.
5. Doug Lamothe discussed sugaring operation and other options for gathering and processing sap.
6. Applicant has consulted with excavators on siting a building with a concrete slab. Proposed building site is only flat terrain that would accommodate building.
7. Mike Smith indicated to applicant that other site locations can be considered and that financial cost for such locations is not considered a hardship according to bylaws.
8. Mike Smith discussed constraints of variance approvals.
9. Section 809 was reviewed and discussed.
10. Applicant is requested to provide exact setback dimension requested by the variance.

Findings/Conditions:

1. Lot size of 3.56 acres conforms to LDR requirements.
2. Application does not show a detailed dimension for the setback.

Decisions:

1. Rob Balivet moved; Brian Henderson seconded motion to have the DRB perform a site visit. John McClung seconded. Motion passed. June 24 at 6pm was set as date.
2. Rob Balivet moved; John McClung seconded motion to table decision on application, pending results of site visit. Motion passed.

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Page 2 of 2.

Approval of 6/5/19 Hearing Minutes:

1. Regarding Application 2019-23, Doug Lamothe noted that minutes do not fully and accurately reflect hearing's discussion regarding site plan parking and drop-off/pick-up requirements for applicant's proposed business. Rob Balivet checked his notes from the meeting and agreed that the draft minutes do not include discussion on the adequacy of the site plan and conditions for submitting dimensioned and engineered site plan to address traffic and parking. Doug Lamothe expressed concern that classifying the business as a "Day Care" may not be appropriate, and that "Clinic" may more accurately reflect the traffic and parking needs. He noted that the proposed site plan should address the intensity and quantity of traffic and parking. Rob Balivet moved; Brian Henderson seconded motion to table approval of minutes from the DRB hearing of 6/5/19 pending review and approval of a revised draft. Motion passed.

Other Business:

1. Chair Mike Smith gave a brief status report on the Interim Bylaws.
2. Bob Magro introduced himself to the DRB as a candidate for Board membership.

The hearing was adjourned at 8:20.

Respectfully Submitted,
Rob Balivet