

Town of Danville Development Review Board Hearing Minutes

08/21/19 (Approved as submitted, 10/16/19)

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Attendance:

Present DRB Members: Mike Smith (Chair), Rob Balivet, Kristin Barany, Brian Henderson, Robert Magro, John McClung

Absent DRB Member: Theresa Pelletier

Zoning Administrator: Linda Leone

Public: Bill Willis (surveyor), Jules Prevost

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

Permit Hearings:

Permit #2019-48

Applicant: Jules A. & Frances B. Prevost Revocable Trust

Site: 425 Route 15 West, Joes Pond; JP 200-008.000, Bk 97, page 230. Zoning: MDR II

Project: Subdivide 7.78 acre lot into 2 lots: Lot #1 to be 6.1+/- acres; Lot #2 to be 1.77+/- acres.

Relevant Bylaws:

Medium Density Residential II - MDR II, Section 205.6, page 18.

Required Frontage on, or Access to Public Roads or Public Waters, Section 302, page 22

Subdivisions of Land, Section 806, page 47.

Bylaw Application: Section 806.2 requires a hearing.

Discussion:

1. Lots are not land-locked due to access provided by Joes Pond per Section 302.
2. Applicant is negotiating land right-of-way access with abutting owner R. LaPerle on west. If negotiations are successful, applicant will submit mylar of plot plan reflecting that deeded R.O.W. access.
3. State requires mylar plot plan within 180 days of application.

Findings/Conditions:

1. The permit application's project was found to comply with the subdivision Bylaws, including access via the Joes Pond public waters.
2. A mylar copy of the survey map showing an additional negotiated deeded land right-of-way access is to be submitted within 180 days to the Town Clerk via the Zoning Administrator.
3. The ZA will check the submitted survey map against the submitted mylar survey map and approve the right-of-way access changes before accepting.
4. The applicant will be notified by the ZA if there are any problems with the survey maps.
5. There is a thirty day appeal period for this permit.
6. The subdivision permit is not in effect until all appeal periods have expired and/or all appeals are concluded and a final approved subdivision survey plat on mylar is submitted to the Zoning Administrator to be filed in the Town's land records.

Decision:

Brian Henderson moved; Kristin Barany seconded motion to approve permit application.

Motion passed.

Approval of Minutes: Kristin Barany moved; Brian Henderson seconded motion for approval of minutes from the DRB hearing of 8/7/19 as submitted. Motion passed.

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Other Business:

1. Chair Mike Smith announced DRB training by VLCT will be after January 20, 2020 due to budgetary conditions.
2. Rob Balivet is working on permit application checklist for plot plans.
3. Planning Commission has initially considered zoning revisions for Joes Pond area.

The hearing was adjourned at 7:40pm.

Respectfully Submitted,
Rob Balivet