

Town of Danville Development Review Board Hearing Minutes

12/18/19

(Approved as submitted, 1/15/20)

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Attendance:

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

Absent DRB Members: Robert Magro

Zoning Administrator: Linda Leone

Public: Robert P. and Denise Bob Stuart, Virginia Incerpi, Larry Rossi, Kris Jurentkuff

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

Approval of Minutes: Kristin Barany moved; Brian Henderson seconded motion for approval of minutes from the DRB hearing of 11/20/19 as presented. Motion passed.

Permit Hearings: No permit applications were submitted. However, Messrs. Rossi and Jurentkuff presented plans for a housing project the owners propose to develop on a Route 2 parcel behind a cedar hedge just east of Danville Green. The existing zoning bylaws do not address planned unit developments (PUDs). As a result, the applicants question whether the Town will allow a PUD not addressed in the zoning bylaws. They described 9 units, each containing 2 two-bedroom condominiums with 1400 sq. ft. each for a total of 18 units. The buildings are single-story with a crawl space and a loft in each unit. Due to wetland issues, the parcel has 13 usable acres. Sewer and water services would depend on the capacity of Danville's public system. The access road would be common to all units. The development would be managed and maintained by a homeowners association. Presenters asked if the Town would require the access road to be lit and paved, and if sidewalks would be required. Members of the public asked questions about the development. Larry Rossi, co-owner and developer of the parcel, was advised to discuss the need for a PUD zoning bylaw with Danville's Planning Commission and Select Board.

Other business: Linda Leone announced her intention to retire as Zoning Administrator toward the end of December and that she would submit her resignation to the Select Board.

The hearing was adjourned at 7:55.

Respectfully Submitted,
Rob Balivet