

**Town of Danville
Planning Commission Meeting
Approved Minutes
Thursday, October 24, 2019
Danville Town Hall 7:30 pm**

In Attendance: Kate Whitehead, Michael Hogue, Jenni Lavoie, Vince Foy

Minutes

MOTION: Michael Hogue made a motion to approve the minutes of September. Jenni Lavoie seconded. Motion Carried.

Zoning Bylaw Update

The PC discussed and recommends changes to the following sections:

Waiver (306)

- 306.2 (a) consider establishing criteria for “essential character of neighborhood” - be more specific
- 306.3 change “up to 50% of a dimensional waiver” to “up to 25% of a dimensional waiver.”
- 306.4 remove “as a conditional use”

Fences (415)

- Change section to read Fences and Retaining Walls
- 415.1 (a) consider including language that there should be a 1 ft. setback from the property line (for access to maintain the fence).
- Change/reduce 6ft high fence down to 5ft

Overlay Districts (530-533)

Flood Hazard Overlay

- We should consider including an introduction and purpose statement before each section .
- 530.3 Permitted & Prohibited Development Chart
 - Be clear on accessory structures and why they are allowed in both permitted & prohibited development
 - Consider switching the “new fill” language in the Flood Hazard Overlay (higher risk area) with the “new fill” in the River Corridor Overlay (lower risk area). Flood Hazard Language should be more restrictive.
- 530.4 Permit Applications
 - Remove website link & replace with program name and contact information

River Corridor Overlay

- 531.1 Objective
 - Change last sentence to include “discourage development in River Corridors and encourage development in designated centers.”

Design Control Overlay (532)

- 532.2
 - Define the Village Center Zone Design Review
- (a) Danville: (changes to design control boundaries)

- Facing to any extent the Town Green
- Facing to any extent Route 2 from the Mountain View Drive to Walden Hill Road
- Facing to any extent Hill Street from Route 2 to Highland Ave
- (b) North Danville (changes to design control boundaries)
 - Brainard Memorial Library through North Danville Road to the Bridge over Houghton Brook
- (c) West Danville (changes to design control boundaries)
 - Facing to any extent Route 2 from the Railroad Crossing to Keiser Pond Road.
 - Facing to any extent Route 15 from the intersection with Route 2 to the United Methodist Church.

Developed Shoreland Overlay (533)

- Jenni shared that she has a list of all the nonconforming lots by zoning district in Danville. Joe's Pond lots are non-conforming. Consider set-backs by lot size. Discuss removing/changing section 533.4 Area and Dimensional Requirements. These #'s do not match and would not work for lots on Joe's Pond.
- Identify other bodies of water in Danville where the Developed Shoreland Overlay could be applicable.

The full draft zoning bylaws are available on the Town's website.

November – finalize proposed bylaw

December – makeup, review Town Report, officer check

January – hearing for new bylaw

Meeting adjourned at 8:57pm

Next Meeting: Thursday, November 14 at 7:30pm at the Danville Town Hall

Respectfully submitted by Kate Whitehead