

Town of Danville Development Review Board Hearing Minutes

1/15/20

(Approved as submitted, 6/3/20)

Page 1 of 2.

Attendance:

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

Absent DRB Members: Robert Magro, Theresa Pelletier

Interim Zoning Administrator: Audrey DeProspero

Public: Julie A. Larrabee

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

Chair Mike Smith introduced Interim Zoning Administrator, Audrey DeProspero, to DRB.

Permit Hearings:

Permit #2019-76

Applicant: Julie A. Larrabee

Site: 91 Cozy Bnd, Route 2 west of Danville Green; UW 002-36.001, Bk 147, pages 658-660.

Zoning: Low Density Residential (LDR)

Project: Establish and operate a home bookkeeping business and AirBnB rental.

Date of Application: 12/26/19

Relevant Bylaws:

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

Protection of Home Occupations, Section 303, pages 22-23.

Off-Street Parking and Loading, Section 311, Parking Table, page 24.

Definitions, Section 702, pages 35-43.

Permitted and Conditional Uses, Section 807, page 48.

Bylaw Application: Section 807.3 requires a hearing.

Discussion:

1. Bookkeeping business is within existing residence.
2. Proposed AirBnB will be in existing 12'x16' shed. Applicant indicates shed was previously approved by Town when it was built.
3. AirBnB has heat and plumbing; will accommodate two guests; and limits cooking to microwave food and prepared by guests.
4. AirBnB Parking is adjacent to shed.
5. Proposed sign will consist of 4" square AirBnB logo on mailbox post.
6. Site plan, as presented with application, is inadequate. However, applicant added other details during hearing to barely meet requirements sufficient for the DRB to issue a decision.
7. Zoning Bylaws do not specifically address an AirBnB use in definitions. The closest definition is for "Lodging House" which specifies renting on a "long-term basis". The Parking Table lists "Bed & Breakfast", but Section 702 does not define the term.

Findings/Conditions:

1. Proposed bookkeeping business complies with Section 303 provisions.
2. Proposed AirBnB appeared to meet LDR Conditional Use under the "Lodging House" definition.

Decision:

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

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Page 2 of 2.

Motion passed.

Approval of Minutes: Kristin Barany moved; John McClung seconded motion for approval of minutes from the DRB hearing of 12/18/19 as presented. Motion passed.

The hearing was adjourned at 7:18 pm.

Respectfully Submitted,
Rob Balivet