

**Town of Danville
Planning Commission Meeting Minutes
May 27, 2021
Danville Town Hall 7:30 pm**

In Attendance: Jennifer Lavoie, Glenn Herrin, Jeff Paquet, Vince Foy, Michael Hogue, Mark Nicholson
Members of the Public: Audrey DeProspero, Sam Bromberg, Dan Dudas, Debbie Dudas

Jenni opened the meeting at 7:30pm

Public Comment

- Sam Bromberg inquired about the timeline for including specific language about cannabis retailing in the Zoning Bylaw. It is not yet clear whether the Vermont Agency of Agriculture, Farms, and Markets (VAAFAM) will preempt local zoning by defining farmstand cannabis sales as part of “agriculture”, and if they do not then any bylaw changes would take at least several months to write, warn, discuss, and send to the selectboard to do the same. In the meantime, Retail Stores are conditional uses in most districts, so - subject to those conditions - farmers can already apply for such a permit.
- Audrey DeProspero had questions about the bylaw language for limits on impervious surfaces such as driveways and patios (such as in 512.4(c)). Those limits are for at-grade surfaces, including pools, which are separate from the maximum building footprint.
- Parker Road Solar will be asking for a letter of support from the Planning Commission for a roughly 2 acre, 500kW project on Parker Road. The Planning Commission will ask them to present at the June meeting.

Minutes

MOTION: Jeff Paquet made a motion to approve the April meeting minutes, seconded by Glenn Herrin. Motion carried.

Zoning Administrator Position

Interviews are complete and an offer has been made; hopefully the new person will start in June.

Train Station Sub-Committee Update

Michael reported that the Train Depot site inspection was complete, and the subcommittee will be looking to fundraise \$300,000 to repair the structure and exterior. There is interest from businesses potentially leasing the freight room, with the local Chamber of Commerce and Historical Society using the passenger side.

Zoning Bylaw Updates

Glenn reported that the Energy Committee would like to make sure the Town Plan and Bylaws continue to support parking in the village center(s) to keep them more walkable. Glenn also reported that some people doing projects must apply for access to the Danville Green Village Public Sewer System as well as for normal zoning permits. While this is not the purview of the Planning Commission, it would probably help residents if the Planning Commission and Zoning Administrator could maintain a reference for projects in Danville that included all potential steps, perhaps by pulling out the newly-added flow chart (Section 801.2) and making it a more comprehensive and easy-to-update, if unofficial, diagram.

Correspondence

St Johnsbury Town Plan Amendment (no comments)

Additional Comments/Discussion

Jenni will be away for the July meeting; Glenn should be able to chair that meeting.

Meeting adjourned approximately 8:40pm; next Meeting Thursday, June 24, 7:30pm at the Danville Town Hall.

Respectfully submitted by Glenn Herrin