

**Town of Danville, Development Review Board**  
**Permit 2025-30, Conditional Use**

**Applicant:** West Danville Storage, LLC c/o Timothy Scott (Owner)

**Site:** UW002047.000, 2031 Rt. 2, Danville, VT 05828

**Zoning District:** LDR

**Project Description:** Construction of five storage unit buildings, a total of 23,300 sf, of which one will be climate controlled, and associated access and site improvements.

**Warning:** 13 June 2025 (Caledonia Record).

**Hearing Date:** 02 July 2025.

**Development Review Board Members Present:** Mickey Bullock, Brian Henderson (Chair), Terry Hoffer, Bob Magro, Bruce Palmer, Wes Standish.

**Development Review Board Members Absent:** Craig Morris, Larry Rossi,

**Interested Parties Present:** , Dennis Marquise (Zoning Administrator), Tim Scott (Applicant), Jason Sicard (Abutter).

**Interested Parties Participating via Teams:** Jeff Olesky

**Correspondence from Interested Parties:** email from Jason Sicard

**Disclosure of Conflict of Interest:** None by board.

**Disclosure of *Ex Parté* Communication:** None by board.

**Applicable Bylaws:**

This application requires a review by the DRB under the following section of the Danville Bylaws:

Sec 404, page 21. Off Street Parking and Loading

Sec 516.2, page 48, Low Density Residential

Sec 806.8, page 76: Conditional Use

Sec 903.1, page 85: Signs

**Findings of Fact:**

Sec 404, Off Street Parking and Loading:

Parking is not specified for this use. There are 8 proposed parking spots along the west side of the climate-controlled building. Other access will use the 24' wide aisles between the buildings.

Sec 516.2, Low Density Residential:

Commercial use is a Conditional Use in this district. There is no specified building footprint limit.

Sec 806.8, Conditional Use:

This parcel is located on busy Rt-2 and will use the Kingdom Gravel driveway. The project would have an anticipated PM Peak Hour trip generation of 3-4 trips.

Sec 903.1, Signs:

Low Density Residential permits one sign of 10 square feet.

### **Summary of Discussion:**

Due to technical difficulties, Jeff Olesky Had to join us by phone instead of Teams. He gave a brief presentation of the project. The storage units would be located on a 10.3 acre, mostly wooded lot, using the existing Quarry Rd, for access. Due to topography and existing trees, the project should not be visible from Rt-2. There will be no water or sewer service required, and the project will be served by an underground electric service. The electric will service the climate control, the security system, lighting, and the electric key card access gate. The project will be comprised of five storage buildings, totaling 23,300 square feet, with one building being climate controlled. The buildings will be steel framed and sheathed, built on slabs, and will be constructed in stages. While the access road will be gravel, it is possible that the aisles between buildings will be paved, contingent on permitting and cost.

There are two Class II wetlands on the site which will need to be considered, along with stormwater management and impervious surfaces. The 50-foot wetlands buffer will likely be impacted by the access road construction. As this lot is 10.3 acres, it falls under Act-250 for review and permitting.

Jason Sicard was very concerned about constructing this project so close to the quarry. He expressed the same in his email, and again in front of the board. His concern was that he did not want the owners of the storage facility to hold him accountable for damage that nearby blasting may do to the storage facility and he wanted an acknowledgement that his enterprise existed before the storage units. Scott said he understood the concern and would speak to his engineer to determine if it was feasible to design the slabs and other structures to withstand the blasting that may occur in the future. During busy times at the quarry, there might be blasting as often as every two weeks. Scott further acknowledged that the access road is owned and maintained by Sicard, and that an agreement should be reached on cost sharing for road maintenance and plowing. .

Wes Standish inquired about solar potential for the site. Tim Scott is supportive of adding solar panels to balance the climate control cost but added that this is still in the design/consideration phase.

With no further questions, the Public Session was closed and the Board entered Private Deliberative Session.

### **Decision and Conditions:**

Brian Henderson (Chair) motioned to approve the Conditional Use permit as submitted with the following conditions. Mickey Bullock seconded the motion.

1. There will be one sign of 10 square feet at the Rt-2 entrance.
2. There will be another sign of 10 square feet, or less, at the access gate off of Quarry Rd.
3. To advise clients of the active road usage, a sign "Yield to Trucks", or similar, is suggested at the Rt-2 end of the Quarry Rd.

With all voting in favor, and with no objections, the motion passes and the permit is approved.

An approved permit will be issued once the 30-day appeal period has passed, pending any appeals.

**Signed:**

*Brian Henderson*

Brian Henderson, Chair, Danville Development Review Board

**Date of Decision:** 02 July 2025

**Final Appeal Date:** 01 August 2025

**NOTICE:**

This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceedings (in person or in writing) before the Development Review Board. Such appeal must be made within 30 days of the date of this decision, pursuant to 24 V.S.A. #4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.