

Town of Danville, Development Review Board
Permit 2025-43, Waiver Hearing

Applicant: Rural Edge Housing and Community Development, for Danville Senior Citizens Housing

Site: TH114-003.001, 98 Grandview Avenue, Danville VT 05828

Zoning District: Village Residential

Project Description: The project involves the renovation and expansion of the existing building on the property, reconfiguration of the existing parking area, and improved pedestrian access. The building expansion involves reconstructing the middle of the existing building into a new, two-story section and expanding the footprint of this area to the south. The project has been revised and will increase the number of units from ten to fourteen as allowed under Act 181.

Warning: 18 July 2025 (Caledonia Record).

Hearing Date: 06 August 2025.

Development Review Board Members Present: Mickey Bullock, Brian Henderson (Chair), Bob Magro, Craig Morris, Bruce Palmer, Larry Rossi.

Development Review Board Members Absent: Terry Hoffer, Wes Standish

Interested Parties Present: Rob Balivet, Jess Gasik (Project Architect), Brian Lane-Karnas (Project Engineer), Eva Kincaid, Louise Legendre, Ken Linsley, Dennis Marquise (Zoning Administrator), Rebecca Masure, Lynda Morgan, Los Rainey, Betty Remick, Liz Sargent, Patrick Shattuck(Applicant), Tom Ziobrowski.

Correspondence from Interested Parties: None

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 304, page 17. Waivers

Sec 414, page 27, Affordable Housing

Sec 512, page 39, Village Residential

Findings of Fact:

Sec 304.2 B, Waivers:

Must not approve a waiver to allow a prohibited use, an increase in residential density, or the subdivision of a lot that does not conform to the applicable provisions of these regulations.

Sec 414.1, Affordable Housing:

An affordable Housing development as defined in Article 2 served by municipal water and sewer is permitted to exceed residential density limitations by 40%. Such developments may also exceed maximum building height by one story. The density bonus will be rounded up to the

nearest whole number of units.

Sec 512, Village Residential

Multi-Unit Residential Density: 8,500 sq. ft. of lot area per dwelling unit

Maximum Building Footprint. The total combined footprint for all principal buildings on a single lot in this district shall not exceed 4,000 square feet.

In no case shall the total at-grade impervious area on a single lot (including but not limited to parking, loading areas, walkways, and patios, but excluding building roofs) exceed 2,500 square feet.

With a lot size of 1.85 acres, the applicant would be permitted 9.48 units, rounding up to 10. Ten units would be entitled to a 40% bonus, for a net of 14 units. This does not increase the residential density beyond what is permitted.

The existing structure has a footprint of 6,558 sf. The Village Residential zoning district requires that the total combined footprint for all principal buildings on a single lot (note that the minimum lot size for this district is 8500 square feet) shall not exceed 4,000 square feet. This limitation does not account for lot size. The proposed structure, after demolition and new construction, will have a footprint of 7,757 sf, a net increase of 1,199sf.

This 4000 square foot limitation does not make sense to the Board in that someone can develop a one-acre lot in this zone and divide it into 4 individual house lots and have four individual structures of 4000 square feet each for a total of 16,000 square feet of footprint. The subject parcel of land is almost 2 acres. The Board, therefore, from the perspective of footprint size, waives the footprint limitation and will allow the project to move forward as proposed.

The proposed impervious area of 7,643 SF (exclusive of buildings) is a reduction of 4,781 sf from the existing 12,244 SF. This reduces the non-conformity while improving stormwater management.

The demolition of the two end units will increase the side setbacks, further decreasing the non-conformity. This will improve traffic safety and increase the sight radius at Highland Ave. The demolition will allow for increased greenspace along with additional trees.

This project has many benefits to the aging population in Danville, improving the building appearance, improving resident parking and accessibility, while decreasing the non-conformity of the existing structure. The 2024 Danville Town Plan, along with Act 181, would support the rehabilitation of this building with the increase in available units.

*As of 2015, an estimated 28% of Danville's residents were age 62 or over; this is up 2% from the 2010 estimate, and this percentage may continue to increase. Provisions must be made to assure that the senior members of our community have access to affordable housing and easy access to services. The vast majority of non-family households are householders who live alone, and an increasing share of those householders are over the age of 65. These householders may have changing housing needs if they wish to age in place, such as smaller homes that are easier to maintain and closer to services and amenities. **Successful aging in place requires "livable communities," ones that are characterized by safe, appropriate, accessible, and affordable housing located in walkable neighborhoods with convenient access to goods and services.***

Summary of Discussion:

The applicants were previously requested to revise their application to include only the 14 units permitted by Act 181 and to reduce the footprint of the project.

The revised application retained the new structure to the south of the existing building, while demolishing the two existing end units. This reduced the unit count to 14, while also reducing the project footprint. The end unit demolition increased the side setbacks, eliminated two parking spaces, improved the visibility at the Highland Ave intersection, increased the snow storage areas, and added more green space and one tree. The net result is an increase of the building footprint of 1199 sf, with a reduction in impervious area of 4781 sf.

A major concern for the project is to minimize displacement of the current residents. This is aided by completing the new addition before demolishing the end units. Rural Edge noted that they do not want to have any of the residents move during the winter snow season.

Housing is a very difficult and expensive undertaking today. The applicants initially proposed six additional units to make the project feasible, but they are willing to finance this with only four new units. This project will likely start in November 2025, in tandem with another project in Peacham.

Decision and Conditions:

Brian Henderson motioned to approve the revised application with a waiver for the building footprint. Larry Rossi seconded the motion. With all in favor, and with no objections, the motion passes. The permit is approved with the following recommendation:

The applicants are urged to obtain their wastewater permit from the Danville Selectboard as soon as possible.

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: 06 August 2025

Final Appeal Date: 05 September 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.