

Town of Danville, Development Review Board
Permit 2025-44, Design Control Hearing

Applicant: Cynthia D Ruggles

Site: SA002-014.000, 116 Hill St, Danville VT 05828

Zoning District: Village Core with Design Control

Project Description: Construct a new single-family dwelling with detached garage.

Warning: 16 August 2025 (Caledonia Record).

Hearing Date: 03 September 2025.

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

Development Review Board Members Absent: Terry Hoffer, Craig Morris, Larry Rossi, Wes Standish

Interested Parties Present: Dennis Marquise (Zoning Administrator), Cynthia Ruggles (Applicant), Larry Ruggles.

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 510, page 31, Village Core

Sec 530, page 50, Design Control

Findings of Fact:

Sec 510, Village Core:

Minimum Lot Size: 8,500 sq. ft.

Minimum Lot Frontage: 50 feet

Setback, Front: Equal to or between the existing principal building setbacks on adjacent lots on either side or if there are no principal buildings on one or both adjacent lots, then the next principal building within the block on the same side of the street as the subject property. All structures must be located outside of Town rights-of-way unless otherwise approved by the Select Board.

Minimum Setback, Side: 5 feet, or the average of existing side setback distances on adjacent lots on either side, whichever is lesser.

This permit complies with the Village Core standards.

Sec 530, Design Control

530.1 Objective. The purpose of these overlay zones is to preserve and enhance the historic and architectural significance of Danville, South Danville, North Danville, and West Danville. It is also the purpose of this overlay to maintain the relationship of exterior architectural features of a structure and to ensure the general compatibility of scale, exterior design, arrangement, texture, and materials, both on the structure and with surrounding structures. It is the intent of these

regulations to encourage development that is compatible with the existing character of the area and creates a pedestrian friendly environment. It is expected that these regulations will contribute to an increase in population and commerce.

The applicant has submitted images of the adjacent properties and proposes similar details and colors for this residence.

Summary of Discussion:

The applicant submitted a detailed application with photos of all the adjacent properties, along with a proper and legible site plan. As such, there was not much discussion required.

Cynthia Ruggles explained that this was to be her retirement home. She is proposing a two-story modular residence by Huntington Homes. The new building complies with the front setback requirements and aligns with the adjacent buildings. It will have vinyl siding in a “mais” color, along with a charcoal gray asphalt roof. Windows and trim will be white. The detached two-car garage will be red, with overhead doors facing Hill St. Driveway and walkways will be staymat surfaced. Green Mountain Power will need to set a new pole on this parcel as the main line is on the opposite side of Hill St. Utilities to the building will be underground.

The applicant will construct a rear dog yard with a 6’ high solid white vinyl fence on the sides, with a black chain link fence at the rear of the lot. The fence location is indicated on the site plan.

Huntington Homes has scheduled approximately August 2026 for construction with September delivery. The garage will be stick build on site once the residence is completed.

The Chair suggested that the applicant secure the wastewater permit as soon as possible.

Decision and Conditions:

As the discussion was brief, the Board did not enter Private Deliberative Session. Bruce Palmer motioned to approve the permit as submitted. Mickey Bullock seconded the motion. With all in favor, and with no objections, 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: 03 September 2025

Final Appeal Date: 03 October 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.