

Town of Danville, Development Review Board
Permit 2025-79, Site Plan Review

Applicant: Jason Larrabee

Site: UW002.036.000, 1410 Rt-2 West, W Danville VT 05873

Zoning District: Low Density Residential

Project Description: Seeking conditional use approval to expand lumber storage capabilities by adding racks to the front and left end of the warehouse building.

Warning: 05 January 2026 (Caledonia Record).

Hearing Date: 21 January 2026.

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

Development Review Board Members Absent: Bob Magro, Craig Morris, Larry Rossi,

Interested Parties Present: Jason Larrabee (Applicant), Dennis Marquise (Zoning Administrator),

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 516, page 48, Low Density Residential

Sec 806, page 75, Development Review Board Hearing and Review

Findings of Fact:

Sec 516, Low Density Residential:

This permit is a modification of a Conditional Use in the LDR District. Due to the size of the parcel, there are no setback, footprint, or permeability issues.

Sec 806, Development Review Board Hearing and Review

806.12 Change of use, expansion or contraction of land area or expansion of structures for uses which are designated as conditional uses within the district in which they are located, and which are existing therein prior to the effective date of this bylaw, shall conform to all regulations herein.

806.5 The Development Review Board shall review the site plan and supporting data before approval with stated conditions, or disapproval, is given, and taking into consideration the following objectives,

A) Maximum safety of vehicular circulation between the site and public roads,

B) Adequacy of circulation, parking and loading facilities with particular attention to safety,

C) Adequacy of landscaping, screening, and setbacks in regard to achieving maximum compatibility and protection of adjacent property,

D) Protecting the utilization of renewable energy resources.

The applicant is proposing to add racking in areas that are already used for lumber storage.

Summary of Discussion:

Discussion was brief due to the nature of the permit. Jason Larrabee clarified that he has gone through an Act 250 review, and they claimed no jurisdiction for the racking. He further clarified that the racking would be made by the same company that furnished the existing lumber storage building. Racks would be installed on a concrete slab. Construction will commence this spring.

Decision and Conditions:

The Chair called for a vote while in public 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: 21 January 2026

Final Appeal Date: 20 February 2026

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.