

Town of Danville, Development Review Board
Permit 2026-02, Design Control Hearing

Applicant: Richard Benoit

Site: UW 002-011 .000, 128 Route 2 West Danville VT 05828

Zoning District: Village Core with Design Control

Project Description: Add French door with 6 by6 deck with stairs to the ground at the rear of the garage.

Warning: 27 February 2026 (Caledonia Record).

Hearing Date: 18 March 2026.

Development Review Board Members Present: Mickey Bullock (Phone in), Brian Henderson (Chair), Terry Hoffer, Craig Morris, Bruce Palmer.

Development Review Board Members Absent: Bob Magro, Larry Rossi, Wes Standish

Interested Parties Present: Richard Benoit (by Teams), 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 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 a rendering of the proposed project. It will be behind the residence and not visible from any public road.

Summary of Discussion:

The applicant explained that the existing stairs in the garage are not safe, He would like to provide safe access to the upper part of the garage with a new, exterior staircase. The space is used for storage only, and there will be no changes to this interior space. The French doors will add some daylight to this area. The deck and stairs will be constructed with pressure-treated material and left in a natural state (unpainted). The exterior stairs will terminate on an existing deck, which is covered by an after the fact permit. Terry Hoffer inquired about code compliance for the stairs. The applicant noted that he will be building the stairs himself, along with a skilled tradesman, so there should be no building code issues.

Decision and Conditions:

As the discussion was brief, the Board did not enter Private Deliberative Session. Terry Hoffer motioned to approve the permit as submitted. Craig Morris 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: 18 March 2026

Final Appeal Date: 17 April 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.