

**Town of Danville, Development Review Board**  
**Permit 2026-07, Conditional Use**  
**Preliminary Decision**

**Applicant:** Jeremy and Nicole Nicolaisen

**Site:** TH042-020.001, Wheelock Rd, Danville VT 05828

**Zoning District:** LDR

**Project Description:** Develop a small boutique style cabin retreat, with 8 RV type cabins, set in a former Christmas tree plantation.

**Warning:** 17 April 2026 (Caledonia Record).

**Hearing Date:** 06 May 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,

**Development Review Board Members Recused:** Larry Rossi,

**Interested Parties Present:** Dennis Marquise (Zoning Administrator), Jeremy and Nicole Nicolaisen(Applicant), Public Body: Michael Boudreau, Marisella Flores, Steve Parker, Bill Poderzay, Greg Prior, Kim Prior, Diane Raymond, Evan Robinson, Bill Sapsis, Tom and Diane Simons, Stan Welch.

**Correspondence from Interested Parties:** None

**Disclosure of Conflict of Interest:** None

**Disclosure of *Ex Parté* Communication:** None

**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 502.3, page 29, Conditional Uses

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. Using the “Dwelling” category, the bylaws require one parking space per unit. The site plan indicates one space per unit. Additional spaces should be considered for servicing the units, along with winter snow storage.**

### Sec 502.3

*Conditional uses are those uses that may be allowed by the Development Review Board as provided for in 24 VSA §4414 after public notice and hearing. In order for the permit to be granted the DRB must find that the proposed use is in conformance with the specific standards for the district in which it is located, and it shall not adversely affect:*

- A. *The capacity of existing or planned community facilities,*  
**Applicant:** We are not aware of any planned community facilities for this region that would be impacted by this project. No impact expected.
- B. *The character of the area affected as defined by the purpose of the zoning district within which the project is located, and specifically stated policies and standards of the plan,*  
**Applicant:** Please refer to the narrative and plans. The intent is to maintain the existing aesthetic as much as possible to blend the use into the existing property. Some general images are attached to provide some more clarity.
- C. *Traffic on roads and highways in the vicinity,*  
**Applicant:** No significant impact to traffic anticipated. This is a low volume short-term rental proposal with 1-vehicle expected per unit. 8 units total. Minimal increase to traffic on rural roads.
- D. *Bylaws and ordinances then in effect,*  
**Applicant:** No impacts anticipated.
- E. *The utilization of renewable energy resources.*  
**Applicant:** No significant proposed solar array or wind power included as part of the project.

### Sec 516.2, Low Density Residential:

**Campground and/or Motel is a Conditional Use in this district. The Residential Density is 3 acres of lot area per dwelling unit.**

### Sec 806.8, Conditional Use:

*In permitting a conditional use, the Development Review Board may impose, in addition to the regulations and standards expressly specified by this bylaw, other conditions found necessary to protect the best interests of the surrounding property, the neighborhood, or the Town as a whole. These conditions may include the following:*

- A. *Increasing the required lot size or yard dimensions in order to protect adjacent properties,*
- B. *Limiting the coverage or height of buildings or plantings because of obstruction of view or reduction of light or air to nearby properties,*
- C. *Controlling the location and number of vehicular access points to the property,*
- D. *Increasing road width,*
- E. *Increasing the number of off-street parking or loading spaces required,*
- F. *limiting the number, location, and size of signs, **See following section,***

#### **Signs.**

- G. *requiring suitable landscaping where necessary to reduce noise and glare and to maintain the property of a character in keeping with the surrounding area,*
- H. *Specifying a specific time limit for construction, alteration, or enlargement of a structure to house a conditional use,*
- I. *Requiring that any future enlargement or alteration of the use be reviewed by the Development Review Board to permit the specifying of new conditions. **Any change from Short Term Rental will void this permit. Long term rental is not permitted in this configuration.***

### Sec 903.1, Signs:

**Low Density Residential permits one sign of 10 square feet.**

## **Summary of Discussion:**

The applicants Jeremy and Nicole along with their engineer Stan Welch opened with a brief presentation of their project. They purchased this parcel intending to settle down in Vermont. Having visited many similar “Glamping” spots across the country, they decided that they could create a better facility themselves. Their parcel is located on a former Christmas tree plantation. Their intent is to blend the facility into the existing terrain and vegetation with minimal impact. The concept includes eight RV-style camper units located on pads with rustic walkways and propane firepits. The units will likely be A-Frame studio style by Zook Cabins. Units will be weatherized and have mini-split heating/cooling. There will be a central pavilion for gathering. Exterior lighting will be LEDs and minimized to enhance the dark sky nature. Access will be by the upgraded existing loop road. All units will be served by a new drilled well and distribution system, along with an on-site wastewater system. Final engineering and permitting has yet to be completed. The water facility building may serve as storage for cleaning supplies along with trash disposal.

The 8 units will be marketed as short-term rentals only, 2 nights minimum, with the expected stay to be 2-5 nights. This will be an adult only facility, with four season availability. Pricing is projected to be \$325 to \$450 per night. There will be no other services provided. Engineering and construction are expected to start as soon as possible, hopefully ready for the winter season. The proposed signage will adhere to the size defined in the bylaws, with no waiver sought at this time.

The applicants intend to construct their residence to the north of the rental units. Location to be determined. The house will likely be constructed 2 to 3 years after the rental units are placed. The parcel will not be subdivided. The applicants will locate their 5<sup>th</sup> wheel RV at Sugar Ridge campground to be used as their residence. On site management is to be determined.

The floor was opened for public comments.

Tom Simons asked how the clients would be selected, and who would manage the people in the rentals. The applicant noted that the owners would be on site once the house was built. Operations prior to that were not clarified.

Bill Sapsis was concerned about management and oversight of the clients, especially if the owner was not on site. He was also concerned about groundwater withdrawal, as his well is close to the site. The engineer stated that the projected draw is only 1.5 GPM per day. He was also concerned about new utility lines obstructing his view. The applicant stated that all on-site utilities would be underground. Bill was also concerned about emergency services and response time being so far out of town and with potentially 16 people on site.

Kim Prior inquired if the Town Highway Department had any input on this project.

Diane Raymond commented that it was a very beautiful spot and this seemed like an ideal project, instead of being cleared and having a house constructed.

Greg Prior was concerned about pedestrian safety and potential oversight of the clients.

Marisela Flores asked why the applicants wanted to create this. Their response was that they had visited many similar facilities. They wanted to settle down in Danville and to build a facility with all the features they had found lacking at these other places.

Diane Simon and Mike Boudreau asked what happens if the business ends. The chair explained that long-term rentals would not be permitted and the units would have to be removed. The RV units have wheels and a trailer tongue, so they could be moved and sold.

Devin Robinson had concerns about noise. Were there going to be rules posted with quiet hours, and how would this be enforced if the owner was not on site?

Bill Potter moved to the area last fall and noted that this was not the most accessible location for something of this nature. He hoped it does not become a problem.

Steve Parker noted that this was one of his tree plantations. He stated that the road was a problem with people speeding. He has observed many new businesses and suggested the applicants proceed with caution and not move too quickly. Get a feel for the neighbors and get to know them. He reminded all that people do not forget their first impressions.

As there were no further comments, the board entertained the next permit.

### **Decision and Conditions:**

During private deliberative session, and after board discussion, Mickey Bullock motioned to preliminarily approve the permit pending final submission. Wes Standish seconded the motion. With all in favor, and with no objections, the permit is preliminarily approved, contingent on the conditions noted below:

The applicant will make a final submission and pay the requisite hearing fee in order to be considered by the DRB to address the following:

- Final site plan with all improvements shown including the pavilion and any other structures.
- State of Vermont Water/ Wastewater Permit
- State of Vermont Stormwater Permit
- New driveway permit addressing sight lines and any other Highway Department concerns.
- Signage details, size and lighting (if required)
- A management plan for clients during periods when the Applicant or an agent is not on site.

Another Public Hearing is required for a final review.

Note 1. Once the conditions above are met, the Applicant shall submit a final plan and additional information to meet the conditions of this preliminary permit and pay an additional hearing fee and the requisite zoning fees at that time.

Note 2. The private residence of the Applicant is not a part of this Conditional Use approval. A separate zoning permit application submitted to the Zoning Administrator will be required .

### **Signed:**

*Brian Henderson*

Brian Henderson, Chair, Danville Development Review Board

**Date of Decision:** 06 May 2026

**Final Appeal Date:** 05 June 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.