

Town of Danville Development Review Board
Permit 2026-14, Conditional Use Hearing,

Applicants: Kyle Johnson.

Site: UW002-024.001, 72 Windy Acres Rd, Danville VT 05828.

Zoning District: Medium Density Residential-1

Project Description: Construct 70' by 180' Pole Barn to replace the three previously permitted buildings, Permit 2022-53, 07 September 2022.

Warnings: 05 May 2026

Hearing Date: 20 May 2026.

Development Review Board Members Present at Town Hall: David Beidler, Mickey Bullock, Brian Henderson (Chair), Terry Hoffer, Larry Rossi.

Development Review Board Members Absent: Bob Magro, Craig Morris, Bruce Palmer, Wes Standish.

Interested Parties Present: Matt Chamberlin(Abutter), Taylor Evans(Abutter), Kyle Johnson(Applicant), Dennis Marquise (Zoning Administrator)

Correspondence from Interested Parties: None

Disclosure of Conflict of Interest: Larry Rossi noted that he was a prior owner of this parcel, which was not currently relevant. There were no objections from the board or public.

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 502.3, page 31, Conditional Use

Sec 514, page 48, Medium Density Residential (MDR-1).

Preliminary Findings of Fact:

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,*
- 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,*
- c) Traffic on roads and highways in the vicinity,*
- d) Bylaws and ordinances then in effect,*
- e) The utilization of renewable energy resources.*

As the storage buildings are currently barely visible, and the business is located on Rt-2, it is

likely that this will not have a noticeable impact on the area. The new building will be over 450' from Rt-2. The existing buildings on site are used for self-storage.

Sec 514.2, Medium Density Residential MDR-1

Commercial Use is a Conditional Use in this district. See prior section.

Summary of Discussion:

There was minimal discussion, as this was a revision to a prior, expired permit. The manufacturer's proposal for the building was submitted with the Zoning Application. The color of the steel building is to be determined. The building is to have a gravel floor. The rear setbacks are close to the required distances, so the back corners will require attention during construction layout. This new building will be used for winter storage of boats, vs having them stretch wrapped. Construction will start as soon as possible, with the manufactured requiring a 10-week lead time.

The Applicant needs to verify if a commercial permit is required from the VT Board of Labor and Industry. As there was no further discussion, the Board did not enter deliberative session. The hearing was adjourned at 17:36.

Decision and Conditions:

Larry Rossi motioned to approve the permit as submitted with no conditions. Brian Henderson seconded the motion. The board vote was all in favor of the motion. Permit was approved.

A permit will be issued by the Zoning Administrator 30 days after this decision.

Signed:

Brian F Henderson

Brian Henderson, Chair, Danville Development Review Board

Date of Decision: 20 May 2026

Final Appeal Date: 19 June 2026

NOTICE:

This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding (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.