

Town of Danville, Development Review Board
Permit 2023-22, Conditional Use Hearing

Applicant: Craig R Vance

Site: TH035-002.000, 98 Webster Hill Rd, Danville VT 05828

Zoning District: Medium Density Residential-1.

Project Description:

Modifications of existing Contractors Yard.

1. Existing “temporary” fabric tent garage.
2. Existing 24’ Amish build wooden shed.
3. Three existing 40’ storage containers. Two containers have a 40 by 40’ tent roof structure over and between them.

Warning: 01 June 2023.

Hearing Date: 21 June 2023.

Development Review Board Members Present: Mickey Bullock, Brian Henderson (Chair), Terry Hoffer, , Bob Magro, Bruce Palmer, Theresa Pelletier, Wes Standish.

Development Review Board Members Absent: Craig Morris, Larry Rossi.

Interested Parties Present: Dennis Marquise (Zoning Administrator), Tim Wells (for Craig Vance)

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 502.3, page 31, Conditional Use

Sec 514, page 48, Medium Density Residential-1.

Findings of Fact:

Sec 502.3, Conditional Use

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,

Not applicable.

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,*
Not applicable. This is permitted as a Conditional Use.
- e) The utilization of renewable energy resources.*
Not applicable.

Sec 514, Medium Density Residential-1.

Commercial use is a Conditional Use in this district. This business has been operating at this location since the 1960's.

Summary of Discussion:

The initial application noted that the existing fabric garage would be replaced by a 32 by 40 wood framed structure. This new building was withdrawn from the application and a permit for the existing fabric structure was sought. It was noted that the fabric garage has existed for about 10 years and the Amish shed has been on site for 4-5 years. The additional storage container with roof structure were added in the fall of 2022.

Decision and Conditions:

After a brief discussion, Wes Standish motioned to approve the permit as submitted, without conditions. Mickey Bullock seconded the motion. With all in favor, and with no objections, the permit was approved.

An approved permit will be issued once the above conditions are met and the 30-day appeal period has passed, pending any appeals.

Signed:

Brian F Henderson

Brian Henderson, Chair, Danville Development Review Board

Date of Decision: 21 June 2023

Final Appeal Date: 21 July 2023

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.