

Town of Danville, Development Review Board
Permit 2023-53, Conditional Use Hearing

Applicant: Bill Sapsis

Site: TH031-001.000, 3049 Tampico Rd, Danville VT 05828

Zoning District: Low Density Residential.

Project Description: Construct 75'by 75' pond.

Warning: 01 September 2023 (Caledonia Record).

Hearing Date: 04 October 2023 (Continued by applicant).

Development Review Board Members Present: Mickey Bullock, Brian Henderson (Chair), Bob Magro, Craig Morris, Bruce Palmer, Larry Rossi, Wes Standish.

Development Review Board Members Absent: Terry Hoffer, Theresa Pelletier.

Interested Parties Present: Dennis Marquise (Zoning Administrator), Bill Sapsis

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 503, page 31, Allowable and Prohibited Use

Sec 516, page 50, Low Density Residential.

Findings of Fact:

Sec 516, Low Density Residential: Man-made pond is a Conditional use in the LDR District.

Summary of Discussion:

This pond will be fed by an existing spring, which runs under Wheelock Rd through an existing culvert. The applicant may possibly cut some cedar trees to expand the pond area. The pond will include a dry hydrant, which was appreciated by the Danville Fire Chief.

While it appears that a pond of this size does not require a Vermont permit, the presence of wetlands could be a concern, given the adjacent cedar trees. A 75'by 75'pond, 10'deep, may require a dam and overflow analysis by the VTDEC. Contact: Ben Green, P.E. Dam Safety Engineer
benjamin.green@vermont.gov or 802-490-4093

Decision and Conditions:

After a brief discussion, Larry Rossi motioned to approve the permit as submitted, without conditions. Bruce Palmer 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: 04 October 2023

Final Appeal Date: 03 November 2023

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.