

Town of Danville, Development Review Board

Permit 2024-05, Design Control Hearing

Applicant: Jandra Oliver

Site: SA002-023.000, 275 Hill St, Danville VT 05828

Zoning District: Historic Neighborhood with Design Control Overlay

Project Description: Renovate rear portion of house after demolition of barn. See application for proposed details. Needs Design Control review.

Warning: 27 January 2024 (Caledonia Record).

Hearing Date: 21 February 2024.

Development Review Board Members Present: Mickey Bullock, Brian Henderson (Chair), Terry Hoffer, Craig Morris, Bruce Palmer, Theresa Pelletier, Larry Rossi, Wes Standish(Alt).

Development Review Board Members Absent: Bob Magro.

Interested Parties Present: Rob Balivet, Dennis Marquise (Zoning Administrator), Jo Oliver(Applicant).

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 530, page 52, Design Control Overlay

Findings of Fact:

Sec 530, Design Control.

Within any Design Control Overlay area, no structure may be erected, reconstructed, substantially altered, restored, moved, demolished, or changed in use or type of occupancy without design approval of plans by the Development Review Board.

Summary of Discussion:

Jo Oliver outlined the project to restore the exterior of the house after the barn is removed. Her overall intent is to unify all the elevations with the same siding, roofing, windows, trim, and paint. She intends to create a two-bedroom ADU in the rear third of the house, with a two-bedroom unit in the front as her residence.

This ADU project is made possible through a grant from Rural Edge, who will benefit by creating a “rent controlled” apartment with a 5-year commitment. The rent will be limited to the allowance set by HUD for Caledonia County. Rural Edge has set a completion date of the end of November.

Interior renovations and weatherization details will be determined as the project develops. It was noted that the project needs to comply with the Vermont Residential Building Energy Standards for areas disturbed during the renovation.

Decision and Conditions:

Craig Morris motioned to approve the permit for the Design Control review. Terry Hoffer seconded. With all in favor and no objections, the permit was approved, with no conditions.

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: 21 February 2024

Final Appeal Date: 22 March 2024

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.