

Town of Danville Development Review Board
Permit 2024-01, Subdivision Hearing,

Applicants: Aaron and Anchalee Stern.

Site: TH042-020.001, 2884 Tampico Rd, Danville VT 05828.

Zoning District: LDR

Project Description: Subdivide 58.74-acre parcel north of Wheelock Rd. and west of Tampico Rd. into two lots of 29.37 acres each.

Warnings: 17 June 2024 (Caledonian Record)

Hearing Date: 03 July 2024. Hearing to be held in person at town hall.

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

Development Review Board Members Absent: Terry Hoffer, Larry Rossi,

Interested Parties Present: Shane Clark (Tru-Line Surveyors), Dennis Marquise (Zoning Administrator),

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 402, page 21, Required frontage on or Access to Public Roads.

Sec 516, page 50, Low Density Residential.

Sec 701, page 58, Subdivisions of Land.

Preliminary Findings of Fact:

Sec 402, Required Frontage

*402.1 No land development may be permitted which does not have adequate means of access, either through frontage on a maintained public road (class 1, 2, or 3) or with the approval of the DRB, access by means of permanent easement or right of way to such a public road or to public waters. Access easements or right of way shall not be less than 50 feet in width. **Proposed Lot-2A has adequate frontage on both Tampico and Wheelock roads. Proposed Lot-2B has adequate frontage on Wheelock Rd.***

Sec 516.3, Low Density Residential

- a) *Minimum lot size 3.0 acres. **The resulting lots exceed 3.0 acres.***
- b) *Minimum lot frontage 150 feet. **Both proposed lots exceed the minimum frontage.***

Sec 701, Subdivision

- a) **701.3** *A subdivision shall not create any building lot that, when developed, would fail to meet the dimensional requirements of this bylaw. This subdivision will result in two conforming lots.*

Summary of Discussion:

Per the new Open Meeting Law, this hearing was recorded. The Chair noted that this subdivision met the minimum requirements for frontage and lot size. There was no discussion.

Decision and Conditions:

Bruce Palmer motioned to approve the subdivision. Bob Magro seconded the motion. With all in favor and with no objections, the board approved the subdivision with the following conditions:

1. A final subdivision plat on Mylar will be submitted to the Zoning Administrator with the appropriate recording fee within 180 days of this decision for approval and subsequent filing in the town records.

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 Hearing: 03 July 2024

Final Appeal Date: 02 August 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.