

Town of Danville, Development Review Board
Permit 2025-26, Conditional Use

Applicant: Jack and Courtney Beauparlant

Site: UW002-043.000, 1647 US Route 2 W, 83 Kingdom Drive, Danville VT 05828

Zoning District: LDR

Project Description: Relocate Kingdom Equipment and Trailer LLC from Wightman Rd. location.

Warning: 16 May 2025 (Caledonia Record).

Hearing Date: 04 June 2025.

Development Review Board Members Present: Brian Henderson (Chair), Terry Hoffer, Bob Magro, Larry Rossi, Wes Standish.

Development Review Board Members Absent: Mickey Bullock, Craig Morris, Bruce Palmer,

Interested Parties Present: Jack and Courtney Beauparlant (Applicant), 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 404, page 21. Off Street Parking and Loading

Sec 516.2, page 48, Low Density Residential

Sec 806.8, page 76: Conditional Use

Sec 903.1, page 85: Signs

Findings of Fact:

Sec 404, Off Street Parking and Loading:

Parking is not specified for this use. As most of the lot will be used for rental equipment storage, there should be no shortage of parking.

Sec 516.2, Low Density Residential:

Commercial use is a Conditional Use in this district.

Sec 806.8, Conditional Use:

This parcel is located on busy Rt-2, between Larrabee's Lumber, Calkins Excavation, and Kingdom Gravel.

Sec 903.1, Signs:

Low Density Residential permits one sign of 10 square feet. A waiver may be requested.

Summary of Discussion:

The applicant read from a written statement describing his project. He would like to move the equipment rental and trailer sales business from the Wightman Rd location. The equipment sales at that location was formerly another business.

This business will be located on Kingdom Drive, which is a private road with no through traffic. The existing 30 by 40 shop will be used for office space, equipment storage, and a service bay. There are approximately four parking spaces in front of this building. The business will be open weekdays only, 7-5, with a possible expansion to Saturday mornings. The applicant expects 10-15 customers per day.

The applicant has approximately 70 pieces of rental equipment from small pumps to large manlifts. Most of the larger equipment will be out on a job site, except during the winter. Occasionally, the used rental equipment will be sold in order to refresh the fleet.

Trailer sales draw from a multi-state area. About 350 trailers are sold per year, with an inventory of between 20 to 70 trailers on the lot at one time.

Appearance from Rt-2 is a concern. All equipment and trailers will be neatly displayed on the lot. Vermont AOT, at one time, stated that they would like the trees cut to the west of the driveway and in the State ROW. They claim they shield the road and increase salt usage. The applicant is proposing clearing the area shown in red on the site plan, to open up his display area to be visible from Rt-2.

Danville DRB approval is the first step in proceeding with AOT and Act 250 permitting. There will be further requirements concerning stormwater management and impermeable surfaces from these agencies.

The existing sign at Wightman Road was discussed, and the applicant would like to keep the same size while improving the image and increasing the readability from Rt-2. This district permits one sign of 10 square feet, so a waiver may be required.

As the site plan was lacking and the sign was in development, the Chair motioned to continue this permit at our next hearing, 18 June. Terry Hoffer seconded the motion, and the hearing was adjourned at 18H10.

Continuation Hearing:

Hearing Date: 18 June 2025.

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

Development Review Board Members Absent: Craig Morris,

Interested Parties Present: Jack Beauparlant (Applicant), 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.

Additional Information Provided by Applicant: Site Plan Markup and Sign Drawing.

Summary of Discussion:

The applicant reviewed the site plan in terms of equipment storage. The tree buffer near the driveway on the parcel and in the Rt-2 ROW will likely be removed to comply with AOT concerns for visibility. Jack noted that many of the trees in this area are dead already. There is a ledge berm in this area that screens some of the area from Rt-2. This will have to remain.

The sign drawing was reviewed. The proposed sign would be parallel to Rt-2. The ROW is much wider in this area so the sign will be quite far from the road. The size of the sign at the present business location was noted, along with its distance to the road. Jack was most concerned about the size of the sign and its visibility/readability being far from the road and in a 50-mph zone. While the Board acknowledges and appreciates his concerns about the sign, the Danville bylaws are rather restrictive in what allowances can be granted by the Board. Signage on Rt-2, a 50-mph road, is an issue that could be discussed with the Planning Commission for consideration in the next bylaw update.

Decision and Conditions:

Bruce Palmer motioned to approve the permit for conditional use to move the business from its Whiteman Rd location. A waiver for a 50% increase (see Sec 304.2, page 17 in the bylaws) in the size of the sign from 10 SF permitted to 15 SF total, illuminated, was included. Terry Hoffer seconded the motion. With all in favor, the motion passes and the permit is approved.

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: 18 June 2025

Final Appeal Date: 18 July 2025

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.