

**Town of Danville
Planning Commission Meeting
Approved Minutes
August 26, 2021
Danville Town Hall 7:30pm**

In Attendance: Jeff Paquet, Vince Foy, Jenni Lavoie, Kate Whitehead

Guest: Brian Henderson, DRB Chair

Jenni opened the meeting at 7:30pm

Minutes

July minutes to be voted on in September meeting

DRB Zoning Bylaw Feedback

DRB meetings will now be held at 5:30pm. Brought up concerns regarding section 530.1 re: setback vs height – need clarifying language – currently no distinction between front and side setbacks. Inquired about lot line adjustment procedures. For minor adjustments to the lot line – would this process go back to administrative/town clerk?

Train Station Subcommittee Update

October 3rd is the new date for the 150th celebration. A VOREC Community Grant Program/Proposal to SB – Outdoor recreation funding opportunity through the Dept of Forests, Parks & Rec, no match. Letter of intent outlines proposed scope of work; wayfinding, mapping of assets, digital kiosk, ADA amenities at the station, feasibility study for freight side of the station. Full applications are due in November. New grant admin position was discussed and also brought to the SB.

Zoning

Discussed setback requirements for the developed shoreland overlay and non-conforming lots on Joe's Pond. Section 604.2 on non-conforming lots outlines minimum setbacks by lot size, which supersedes setbacks for all normal zoning district setbacks, but not for special conditions such as Shoreland Overlay. Non-conforming lots in the Shoreland Overlay District would defer to Zoning Section 531.4 that states that setbacks requirements are 25 ft.

PC discussed waiver considerations and circumstances where non-conforming lots cannot meet setback requirements in the Shoreland Overlay. Section 531.5 (d) states that any reduction in the setback (25 ft in the case of shoreland) cannot result in the height of the building being greater than the horizontal distance to the property line. Due to non-conforming lots at Joe's Pond, it is unlikely that reduced setbacks by lot size would be used. PC discussed adding a note to section 604.2 regarding special conditions that would supersede normal zoning.

Add definition to private roads – refer to NVDA

Next meeting to ~~May 27, 2021~~ ^{SEPT 23} at 6:30pm at the Danville Town Hall to focus on reviewing and updating permitted and conditional uses – start time 6:30pm.

Respectfully submitted by Kate Whitehead