

Zoning Board of Adjustment
March 5, 2022
Site Walk

Members Present: Walter Baird, Roger Whitehouse, Chris Stafford, John Russo

Others Present: Gail Turilli, Charlie Zilch, Charles Merrill, Stephanie Merrill

Case 2022-2 – 582 Main Street:

A Variance request from Zoning Ordinance Article IV.B.3.d.4 & Article VI.A for the property at 582 Main Street, known as Danville Tax Map 2-28 and owned by David Cunningham of C&L Estates, LLC. This is for proposed lot 2-28-2 to contain 150ft of frontage.

The Zoning Board members met at 11:00am at the site and walked the outer property. The existing driveway is the point of access. The entrance point of the proposed driveway is curved away from the property line and will have 2 garages facing each other. The septic will be in front with a walkout in the back. A soil scientist has already checked the property and there are no wetland impacts or dredge and fill requirements. Storm water mitigation will also be incorporated. One house will be close to the southerly line and the other close to the northerly line. There is 400ft of site distance in each direction and, will have a 25ft car line radius for the driveway. The NFPA standard is 20ft. Water will flow into their land, not direct to the abutters. Gutters will be in place with rain gardens to help with runoff as well as stone wall infiltration.

Roger **made** and Chris 2nd a **motion to adjourn**. All in favor, **motion carries**. Continuance will be held on March 16, 2022 at 7:30pm.

The site walk concluded at 12:00pm.

Respectfully,

Gail L Turilli - Clerk