

**BRANDON DEVELOPMENT REVIEW BOARD MEETING
FEBRUARY 25, 2015**

Board members present: Samantha Stone, John Peterson, Eric LaRock, Bob Clark

The meeting was called to order at 7:25 pm

Deliberations

**Black Diamond Builders / Bilodeau Properties, Inc.
Conditional Use #5692**

Motion by LaRock / Stone to amend conditional use permit #5645 issued June 12, 2014 which allowed construction of a 5,000 square foot commercial structure with ten employees to allow the following:

- The 5,000 square foot building would be a 6,000 square foot building for ten employees
- Proposed 24' x 24' single story addition on the northeast corner of the 6,000 square foot building as a finishing room
- Proposed 24' x 24' story and a half addition on the southwest corner of the 6,000 square foot building as an office / showroom.
- Proposed construction of a 75' x 35' cold storage open barn for trailers and equipment.
- Proposed construction of a 14' x 14' sugar house to protect an inside / outside boiler.

With the following conditions:

- The applicant will secure all federal and state permits before construction.
- The applicant will be in compliance with all regulations of the Brandon Zoning Bylaw, including Outdoor Lighting, Section 614.
- Sewer and water permits must be secured before work begins.
- That permission for the access drive from Route 7 is obtained from the State of Vermont Agency of Transportation. If this access is not approved, the applicant must come back to the DRB regarding access from Lovers Lane.
- Any changes in the intensity of use of this property must come back before the DRB.
- The subdivision permit creating this lot and the mylar must be recorded with the Town Clerk before construction may begin.

Passed 4 - 0.

**Black Diamond Builders / Bilodeau Properties, Inc.
Act 250 #5693**

Motion by Peterson / Clark to approve the Act 250 application from applicant Black Diamond Builders, Inc. and landowner Bilodeau Properties, Inc. for a proposed project at Grove Street and Lovers Lane for the following:

- Proposed construction of a 6,000 square foot building for ten employees
- Proposed 24' x 24' single story addition on the northeast corner of the 6,000 square foot building as a finishing room
- Proposed 24' x 24' story and a half addition on the southwest corner of the 6,000 square foot building as an office / showroom.
- Proposed construction of a 75' x 35' cold storage open barn for trailers and equipment.
- Proposed construction of a 14' x 14' sugar house to protect an inside / outside boiler.

It was noted there was one Municipal Impact Questionnaire missing at the time of hearing. This permit is pending receipt of the questionnaire proving no unreasonable burden from Brandon Area Rescue Squad to serve the proposed project, which must be submitted to the Zoning Administrator before the decision is signed by the Chair of the DRB.

Motion passed unanimously.

Being no further business, the meeting adjourned at 7:48 pm

Respectfully submitted,

Janet Mondlak