

**BRANDON DEVELOPMENT REVIEW BOARD MEETING
APRIL 22, 2015**

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

The meeting was called to order at 7:45 pm.

Deliberations

VARIANCE

**RALPH ETHIER & NORMAN LEGAULT
#5690**

Motion by Stone / LaRock to grant variance permit #5690 approve a variance to convert an existing single family three-bedroom dwelling into a two-unit apartment dwelling with a two-bedroom unit and a one-bedroom unit

The Board reviewed the five criteria for variances and were not able to approve all five criteria.

Motion failed on a vote of 0-3. The variance is denied.

CONDITIONAL USE

**402 PROSPECT STREET LLC; JEFF THURSTON
#5699**

Motion by Peterson / Clark to approve the conditional use permit #5699 to convert a portion of the commercial structure located at 402 Prospect Street to a factory outlet showroom / store.

The Board finds the proposed development meets the requirements of the Brandon Zoning Bylaw and is in accordance with the Performance Objectives and Standards (Section VI) of the Brandon Land Use Ordinance. Approval is with the following conditions:

- The combined interior and exterior space to be used for the factory outlet showroom / store will not exceed 15,000 square feet, the parameters allowable for Commercial I uses.
- If the intensity of the use changes so that there are more than 100 vehicles a week on average visiting the facility for the factory outlet showroom / store, the owners will come back to the Development Review Board for review of the use.
- All conditions set forth in permit # 5206 dated April 19, 2010 are still in effect.

Motion passed unanimously 3-0.

Being no further business, the meeting adjourned at 8:08 pm.

Respectfully submitted.

Janet Mondlak