



**TOWN OF BRANDON  
DEVELOPMENT REVIEW BOARD  
APPLICATION FOR CONDITIONAL USE  
FINDINGS AND DECISION**

In Re: Applicant: Joseph & Crystal Bresette

Landowner: Joseph & Crystal Bresette/Forestdale Manor MHP (aka Forestdale Mobile Home Park #1)

Permit Application No. 5933

Introduction and Procedural History

This proceeding involves review of an application for conditional use submitted by applicants/landowner: Joseph & Crystal Bresette/Forestdale Manor MHP under the Town of Brandon Zoning Bylaw.

The application was received by the Town of Brandon on December 7, 2017. A copy of the application is available at the Brandon Town Office, 49 Center St.

On March 7, 2018 a notice of public hearing was sent for publication to the "The Reporter".

On March 7, 2018, a copy of the notice of the public hearing was mailed to the applicant and landowner by certified mail and to the adjoining property owners by regular mail. List is included in the file, located in the Brandon Town Office, 49 Center St., Brandon.

The application was considered by the Development Review Board at a public hearing which was opened and closed March 28, 2018.

The Development Review Board reviewed the application under the Town of Brandon Zoning Bylaw, as approved May 7, 2012.

Present at the hearing were the following members of the Development Review Board: John Peterson, Amber Lovely-Lee and Tom Bohler.

**Anna Scheck, Zoning Administrator, Joseph Bresette and Dave Atherton. Also present for the hearing was Hillary Knapp, Secretary.**

During the course of the hearing one exhibit was submitted to the board:

Exhibit A: A packet of information from the zoning administrator with condition recommendations was submitted to the board.

## FINDINGS

Based on the application, testimony, exhibits, and other evidence the Development Review Board makes the following findings:

The applicant seeks a conditional use permit to install a 14' by 70' mobile home at 20 Bridge Park, Lot #2.

The property is located in a Special Flood Hazard Area designated as Zone AE (a Special Flood Hazard Area, with flood depths of 1 to 3 feet).

A permit is required because the unit is larger than the original 12' by 56' unit.

A permit is also required pursuant to Section 804 (3) and Section 805 of the Brandon Land Use Ordinance.

## DECISION AND CONDITIONS

Based upon these findings, the Development Review Board voted 3-0 to approve the conditional use permit #5933 to install a 14' by 70' mobile home unit at 20 Bridge Park, Lot #2.

Approval is with the following conditions:

- To show compliance with 806(A)(3) and 806(A)(1h): That the lowest floor of the proposed structure and any associated fuel tanks are elevated one foot above the base flood elevation and securely anchored. The elevated structure should be documented in as-built condition with a FEMA Elevation certificate. The Elevation certificate should be signed and sealed by an authorized surveyor, engineer or architect. As noted in Addendum E, of the application packet, the elevations on the Elevation certificate should be consistent with the vertical datum used on the current Flood Insurance Rate maps (NAVD88).
- To show compliance with 806(A)(1b): All development shall be designed, operated, maintained, modified and adequately anchored to prevent flotation, collapse, release, or lateral movement of the structure.
- To show compliance with 806(C)(1): The new mobile home and any associated fill should not be placed any closer than the top of the bank of the Neshobe River than the previous structure.
- Pursuant to Section 112 of the BLUO regarding compliance with other permit requirements and Section 805(A): which states that the applicant must obtain all necessary state and federal permits before work may begin, a copy of the Project Review sheet must be submitted to show this requirement has been fulfilled. (The VT DEC Permit Specialist, Rick Oberkirch, will identify any State Environmental Permits that may be necessary).

Brandon Development Review Board  
Applicant/Landowner: Joseph & Crystal Bresette

Conditional Use  
# 5933

Dated at Brandon, Vermont, this    day of

John Peterson, Vice Chair

NOTICE: This decision may be appealed to Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken 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.