



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

In Re: Applicant: Katharine Briggs

Landowner: Briggs Lane Brandon, LLC

Permit Application No. 5883

Introduction and Procedural History

This proceeding involves review of an application for conditional use submitted by applicants: Katharine Briggs and landowner: Briggs Lane Brandon, LLC under the Town of Brandon Zoning Bylaw.

The application was received by the Town of Brandon on March 27, 2017. A copy of the application is available at the Brandon Town Office, 49 Center St.

On April 5, 2017 a notice of public hearing was sent for publication to the "The Reporter".

On April 5, 2017, 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 April 26, 2017.

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: Samantha Stone, Robert Clark, Amber Lovely-Lee, John Peterson and Tom Bohler.

Anna Scheck, Zoning Administrator, Katharine Briggs, Dave Atherton and Steven Zorn, representative from 4 Conant Square Condo Association were sworn in. 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 updated information to the application, with a letter from the fire district on water allocation for the parcel and a letter from Otter Creek Engineering on the scope of the project.

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 renovate the interior and the exterior of an existing residential structure for both commercial and residential uses.

The parcel is in the Central Business District.

Pursuant to Section 302 of the Brandon Land Use Ordinance, Dwelling Units on all non-street and street levels require a conditional use permit.

The property will be renovated into a two-story single family home and an apartment with a commercial space attached to it.

The building has been used for residential purposes in the past.

The building will be constructed with historic preservation of the outside of the building in mind.

DECISION AND CONDITIONS

Based upon these findings, the Development Review Board voted 5-0 to approve the conditional use permit #5883 to renovate the interior and exterior of the existing structure for residential and commercial uses.

Approval is with the following conditions:

- Parking will be established for the tenants at the rear of the building and not on Route 7, pursuant to Section 1013, subsection A2 of the Brandon Land Use Ordinance.

Dated at Brandon, Vermont, this day of

Samantha Stone, 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.