

**BRANDON DEVELOPMENT REVIEW BOARD HEARING
FEBRUARY 28, 2018
CONDITIONAL USE #5939
APPLICANT: NAYLOR & BREEN BUILDERS
LANDOWNER: SMITH BLOCK LLC/MATT BONNER**

Board members present: Sam Stone, Tom Bohler, Amber Lee, Bob Clark

Others present: Anna Scheck, Todd Cooley, Diane Bryant, Ralph Either, Bernie Carr, Tanner Romano, Matt Bonner and Hillary Knapp

The hearing was opened at 7:03pm

The warning was read and found to be in order.

Tanner Romano, Matt Bonner, Bernie Carr, Anna Scheck, Ralph Either, Todd Cooley and Diane Bryant were sworn in.

The following people requested interested party status: N/A

Tanner: Renovations are being requested to the Smith Block (Aubuchon Building) in downtown Brandon.

Tanner gave a run down on the packet that was submitted to the DRB for review. This included the Town Plan for housing in the central district, the site layout including parking access, schematic plans, municipal impact approvals, town permit application, ACT 250 and previous project approval (previous building owner).

All local departments have been informed of the project and have approved of the renovations including the fire district, water district, police department, rescue squad, RNESU, sewer district and the public works department.

The addition to the building was previously submitted for the addition to the back of the building for the previous owner in 2011. The new project has more residential units proposed than the original permit.

Anna: In the central business district there are no set back requirements for the project.

This project also does not pertain to the river corridor.

Tom: Did you finally come up with a final gallon age?

Tanner: This has been figured out by the water and sewer district with the fees, this information was included in the packet submitted to the DRB.

Bob: Even though the number of residential units has increased, it still falls within the requirements for parking??

Anna: Yes, public parking is available within the ¼ mile required.

Bob: Will they be able to park in the back to move in groceries or other items?

Tanner: They will have access to the elevator to bring things into the apartments, this will not be permanent parking for the residents. The parking spaces within the ¼ mile cannot be deemed for the apartment residents, however they can park in the public spots.

Sam: What has the experience been like in the past for tenants that have needed to park in the town/business spaces??

Anna: As there are not that many residential units, there has not been any complaints that Anna has heard about in regards to the residents parking in the businesses parking spots.

Matt: Residents are likely to be parking during the evening when the business are closed and then gone when the business are opened.

Sam: I would not go with that as people have non-traditional jobs that could have them parking in front of the businesses during the day. For the first little while of the project, we might have to check in to make sure this is not happening.

Bernie: Where have the Mae's tenants been parking parking with the new apartments??

Todd: They park down along the side of the building.

Bernie: The previous owners had talked about building a berm to put additional parking in the back of the building. Possibly, removing of the building next to Aubuchons, would create a couple of more parking spots.

Tanner/Anna: It would need to be worked out with the adjoining property owners to have the berm made, if it will be needed for the parking area.

Bernie: The other parking lot, behind the businesses has better access and will be more accessible for the residents after Section 6.

Bernie: We are very excited to have more residential areas in the down town area.

Ralph: Wanted to make sure the parking is enforced, especially with people that are visiting the residents or deliveries. How many bedrooms?

Tanner: 7 (1) bed rooms and 7(2) bed rooms for the apartments.

Tood Cooley: Protected time line?? During segment 6.

Tanner: This will be done during segment 6, with the new water line there will be sprinkler service and the parking will make it a viable project.

Bernie: It is easy to let things slide, as long as enforcement is done correctly we can make sure that the parking will not be a hassle in the downtown.

Matt: I would like to hear if the parking is becoming an issue that way it can be addressed.

Sam: Bernie's point is a good point in that parking will need to be enforced and people will let Matt know if the residents are parking where they are not supposed to be.

**Looked at the plans Naylor and Breen brought to see how the building was going changed in the back during construction.

No further testimony, the hearing was closed at 7:30pm.

Respectfully Submitted,

Hillary Knapp
Development Review Board, Clerk