

**BRANDON DEVELOPMENT REVIEW BOARD MEETING
MAY 1, 2013**

The meeting was called to order at 7:55 pm

Board members present: Samantha Stone, John Peterson, Bob Clark, Allan Leavitt, and Alternate Eric LaRock

Others present: Janet Mondlak, Secretary

DELIBERATIONS

Johnson - Variance #5542

Motion by Peterson / LaRock to approve the variance #5542 for landowner and applicant Craig & Kathleen Johnson to construct a 33' by 10' deck to the front of the existing home as proposed. All construction shall be completed in accordance with the plans submitted with the application. Any change in the size or location of the deck will require Development Review Board approval.

The Board reviewed the five variance criteria and all were approved.

Motion passed unanimously.

Foley - Act 250 - #5550

Motion by Clark / Stone to approve the Act 250 application #5550 for applicant and landowner Robert and Rhonda Foley and Patrick Foley as requested with the elimination of a pizza take out / eat-in within the main house. The approval is for beer brewery and tasting room in the existing barns, a winery operation and tasting room, and the addition of parking spaces to accommodate all uses on the property. Passed unanimously.

Foley - Conditional Use - #5539

Motion by Stone / Clark to approve conditional use application #5539 for applicant and landowner: Robert and Rhonda Foley to increase the use and intensity of use for a beer brewery and tasting room in the existing barn and the addition of parking spaces to accommodate all uses. This approval is with the following conditions:

- There will not be a pizza eat-in / take-out business.
- State Wastewater Supply Permit must be received by Zoning Administrator before a land use permit can be issued.
- The applicants must pay capacity fees to Fire District No. 1 before Zoning Administrator can issue a land use permit.
- Off street parking - no parking on Stone Mill Dam Road.
- There will be a minimum of 16 designated spaces on the property.
- There will not be any truck traffic exceeding 24,000 pounds traveling Bridge #21.

Passed 5-0

Being no further business, the meeting adjourned at 8:29 pm.

Respectfully submitted

Janet Mondlak