



NOTICE OF HEARING

BEFORE THE BRANDON DEVELOPMENT REVIEW BOARD

A public hearing before the Brandon Development Review Board will be held on Wednesday, Sept. 28, 2016 at 7:00 pm in the Brandon Town Hall Basement Meeting Room to consider the following:

To open a public hearing to consider an application for a variance from applicants and landowners: Fred Putnam Jr. and Shan Ko. Requested Use: To approve a variance request to construct a 12' x 16' wood storage structure that does not meet 30' setback requirements of the Rural Development District in order to be in compliance under Section 305 of the Brandon Land Use Ordinance. Proposed Location: 179 Town Farm Rd. Application #5840; (tax map: 16-20-92)

To open a public hearing to consider an application for a conditional use from applicant and landowner: Robert Read. Requested Use: To reconstruct an existing bridge to improve vehicular and pedestrian access from Center Street to the property on the northern side of the Neshobe River, improvements to the existing drive and parking area, and reconstruction of the laid stone retaining wall within the river. The retaining wall will allow for a new driveway between driveway between the old warehouse on West Seminary Street and the northern bank of the Neshobe River. Also in connection with this project, a retaining wall is to be constructed for development of an existing private drive and relocation of an existing telephone pole next to the commercial structure located at 3 Seminary Street. The location of the property is on Center Street between 33 and 35 Center Street. These parcels are in the Central Business District and within the Fluvial Erosion Hazard Zone. Pursuant to Section 805D of the Brandon Land Use Ordinance, any development in a Fluvial Erosion Hazard Zone requires a conditional use permit. Application #5841. Tax Map Number: 23-50-57

To open a public hearing to consider an application for a conditional use from landowner: Champlain Oil Company and applicant: Matt Wamsganz. Requested Use: Interior renovations of the building and a change of restaurant branding from one restaurant (currently permitted under permit #3651 dated April 14, 1999 and amendment dated Sept. 7, 2001) to two restaurants. The exterior footprint of the building will not change. This is a Commercial II use. The property is located in a High Density Multi Use District with a portion of the property in the Neighborhood Residential District. Commercial II uses are conditional in the High Density Multi Use District under Section 303 of the Brandon Land Ordinance. Application #5845. Proposed location: 228 (232) Grove St. Tax map: 22-50-09

To open a public hearing to consider an application for a variance from landowner: Champlain Oil Company and applicant: Matt Wamsganz. Requested Use: To approve a variance request to erect a free standing sign with a total of 36 square feet of signage. The sign does not meet the criteria of Section 407(i) of the Brandon Land Use Ordinance which states that one free standing sign is permitted which is no more than 10' high and contains no more than 24 square feet of signage. One additional add-on, up to 25% of the principal sign, would also be permitted for a total allowable signage of 30 square feet. Proposed Location: 228 (232) Grove St. Application #5846; (tax map: 22-50-09)

Immediately following these hearings, the board will discuss and take action on any other items presented and possibly deliberate on open cases before them as well as conduct routine business.

Janet Mondlak, Secretary, Development Review Board