

**DEVELOPMENT REVIEW BOARD MEETING  
SEPT 28, 2016**

The meeting was called to order at 8:05 pm.

Board members present: Samantha Stone, John Peterson, Eric LaRock, Bob Clark, Tom Bohler

Others present: Janet Mondlak, Secretary

**Variance #5840**

Motion by LaRock / Stone to approve variance #5840 for Fred Putnam Jr. and Shan Ko to construct a 12' x 16' wooden storage structure that does not meet 30' setback requirements at 179 Town Farm Rd.

The Board approved all five criteria.  
Motion passed unanimously.

**Conditional Use #5841**

Motion by Stone / Peterson to approve conditional use permit #5841 for Robert Read 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.

The Board finds the proposed development meets the requirements of the Brandon Zoning Bylaw and is in accordance with the Performance Objectives and Standards (Section VI) of the Brandon Land Use Ordinance. Approval is with the following conditions:

The project must be in compliance with the development standards in Section 806(C) of the Brandon Land Use Ordinance for a Fluvial Erosion Hazard Zone

1. Improvements to existing structures, and any associated fill as needed to comply with elevation requirements in the Special Flood Hazard Area shall not decrease the distance between the existing primary building and the top of bank;
2. Accessory structures may be located within 50 feet of the existing primary building provided that the location does not decrease the distance between the existing primary structure and the top of bank.
3. Development shall not increase the susceptibility of that or other properties to fluvial erosion damage;

4. Development shall not increase the potential of materials being swept onto other lands or into the stream and causing damage to other properties from fluvial erosion;
5. Development shall not cause an undue burden on public services and facilities including roads, bridges, culverts, and emergency service providers during and after fluvial erosion events.
6. Bridge and culvert projects must have a Stream Alteration Permit; and
7. Channel management activities must be authorized by the Agency of Natural Resources

Motion passed unanimously.

**Variance #5846**

Motion by Stone / LaRock to approve variance #5846 for landowner: Champlain Oil Company and applicant: Matt Wamsganz to erect a 10' high free standing sign with a total of 36 square feet of signage at 228 Grove St.

The Board approved all five criteria.

Motion passed unanimously.

Being no further business, the meeting adjourned at 8:25 pm.

Respectfully submitted

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Janet Mondlak