

BRANDON DEVELOPMENT REVIEW BOARD HEARING
APRIL 26, 2017
CONDITIONAL USE # 5883
APPLICANT: BRIGGS LANE BRANDON, LLC
LANDOWNER: KATHARINE BRIGGS

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

Others present: Katharine Briggs, Hillary Knapp, Secretary, Ana Scheck, Steven Zorn for 4 Conant Square Condo Association, Dave Atherton

The hearing was opened at 7:00pm

The warning was read and found to be in order.

Anna Scheck, Steven Zorn and Katharine Briggs and Dave Atherton were sworn in.

The following people requested interested party status: Steven Zorn-4 Conant Square Condo Association

Kate Briggs:

Location of the purposed renovations is the Chamberlain Building-14 Conant Square

They are looking to redevelop the building-to restore the house to a 2 story house for rent.

The commercial end (garage) will house a small residential unit with the rest being a commercial space.

Being able to build it as a small live in work space, the units will more likely be occupied rather than keeping it strictly commercial.

This will be the last part of the development of the Briggs Carriage lane space.

They have had vandals in the building because it is unoccupied and they would like to take it from being an eye sore to something that will not be vandalized.

Anna Scheck:

Provided Exhibit A to the board

The building that is there currently looks like and has been used as a house in the past even though it is in the central business district.

Landowner is actually Briggs Lane Brandon LLC and Applicant is Katharine Briggs. This was reversed on the notice of hearing.

Outside of the building will be kept historic.

Section of the house that was added on later will be removed from the property.

According to Anna, this renovation will conform with the town plan.

Kate Briggs:

Apply for Historic Tax credit, will restore the facade of the house when it was used for retail space. Making the space look better.

Sam Stone:

Water Capacity is for a three bedroom house. What does the town think about the ability to provide the water?

Anna Scheck:

Would not be able to apply for the sewer/water until that was done.

Dave Atherton:

Town does not own the water.

Kate Briggs:

Until the decision is made on what is going to be done with the building they cannot speculate on water capacity. There is an existing capacity for the buildings and it is already connected to the town water and sewer There is an engineer that is employed to do that and make sure it is correct when the project is going through.

Sam Stone;

Parking capacity??

Kate Briggs:

There are 3 spaces in the front for parking. (not sure what will be left after segment 6). There is parking behind the building and parking across the street in the town parking lot.

Bob Clark:

Section 1013 sub section A2 in the Brandon Land Use Ordinance is a provision that does not allow tenants to park on route 7.

Kate Briggs:

There is enough room between Route 7 and the building for people to park.

Anna Scheck

Residence cannot park on Route 7 , they could not park out front of the Briggs building.

Dave Atherton:

The parking lot of the town could be used for the tenant parking.

Sam Stone:

There is sufficient parking for the tenants.

Steve Zorn:

They like the idea of the project. They like the live/work idea and are here to say that they agree with what Katharine is doing.

Hearing closed at 7:23