

BRANDON DEVELOPMENT REVIEW BOARD HEARING
JANUARY 25, 2017
CONDITIONAL USE #5857
APPLICANT: SARAH VIRGINIA DE GANAHL VENTURE, LLC
LANDOWNER: SARAH VIRGINIA DE GANAHAL VENTURE, LLC

Board members present: Samantha Stone, Amber Lee, Bob Clark

Others present: Todd Cooley (Tenant), Michael Russell (Owner), Anna Sheck, Hillary Knapp (DRB clerk)

The hearing was opened at 7:06

The warning was read and found to be in order.

Todd Cooley, Michael Russell and Anna Sheck were sworn in.

The following people requested interested party status: N/A

Michael Russel stated:

The application changed slightly with an amended application provided by Anna Sheck, Zoning Administrator. The amended application is more specific to the reinforcement of the structure.

Nothing is going to be done to the property to create more of a flooding hazard in the future with the land/structure.

Town's contractor has removed the pent stock from the property already.

Bob Clark asked if there was a hole where the pent stock used to be and Michael said that it was up in the air and very unstable.

Michael Russel stated:

He was approached by Dubois and King about a year ago to ask for help with their town project. They asked if they could do the final grading across the property owned by Mr. Russell. The engineers needed to be assured that the building was going to be structurally sound in order to do the work.

Bob Clark: The property is being prepared for the grading by Markowski's who is also doing the work for the town culvert project.

Michael Russel: Putting the fill into the property will not increase the flood hazard, it would help the property with fill that was removed from Hurricane Irene.

Anna Sheck (Town of Brandon)

Provided Exhibit A to the board
Time line on the 2nd page

Anna Sheck stated that:

Brayton West states in the amended application that the board should waive the H&H study. The work will improve the flood way pre-Irene.

No permit will be needed for the rivers program project.

Documents from Dubois and King are included in Exhibit A.

Darryl Burlett advised that an easement be required by the Town in order to access the project.

Mike Russell states that he could do it without going on Town property but would request an easement in order to make the project easier.

Samantha Stone: This would not be part of the application we are reviewing. We would be issuing conditions for the permit to be used. We would not be putting that onto the conditions it would have to be worked out by the town and the engineers.

Sam Stone: There was a reference to a sight visit in the documents.

Anna Sheck had walked around and looked at the sight and had a description of what Mr. Russell would like to do. Brayton is the Regional Floodplan Manager.

Michael stated the property is 15 feet below what is meant to be the grade.

Bob Clark asked what is the H&H study??

Michael: The study calculates the volume of the watershed upstream, project how much of the water could be in the location during certain flood events. What the high water level would be and the damage it would cause. Structural analysis of what the event could do.

Sam Stone: Confirming that the H& H should be waived.

No further testimony, the hearing was closed at 7:34

Respectfully Submitted,

Hillary Knapp
Development Review Board, Clerk