

**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.

The 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 through 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

Brandon Development Review Board

Applicant: Katharine Briggs Landowner: Briggs Lane Brandon, LLC

Conditional Use

# 5883



TOWN OF BRANDON, VT  
Received for record May 18 2017  
at 8:20 A M and recorded in  
Brandon Land Records, Book 235 Page 278-824  
Attest: Suzanne M. Baker  
Town Clerk ASST

**TOWN OF BRANDON  
DEVELOPMENT REVIEW BOARD  
APPLICATION FOR CONDITIONAL USE  
FINDINGS AND DECISION**

In Re: Applicant: Katharine Briggs

Landowner: Briggs Lane Brandon, LLC

Permit Application No. 5883

**Introduction and Procedural History**

This proceeding involves review of an application for conditional use submitted by applicants: Katharine Briggs and landowner: Briggs Lane Brandon, LLC under the Town of Brandon Zoning Bylaw.

The application was received by the Town of Brandon on March 27, 2017. A copy of the application is available at the Brandon Town Office, 49 Center St.

On April 5, 2017 a notice of public hearing was sent for publication to the "The Reporter".

On April 5, 2017, a copy of the notice of the public hearing was mailed to the applicant and landowner by certified mail and to the adjoining property owners by regular mail. List is included in the file, located in the Brandon Town Office, 49 Center St., Brandon.

The application was considered by the Development Review Board at a public hearing which was opened and closed April 26, 2017.

The Development Review Board reviewed the application under the Town of Brandon Zoning Bylaw, as approved May 7, 2012.

Present at the hearing were the following members of the Development Review Board: Samantha Stone, Robert Clark, Amber Lovely-Lee, John Peterson and Tom Bohler.

**Anna Scheck, Zoning Administrator, Katharine Briggs, Dave Atherton and Steven Zorn, representative from 4 Conant Square Condo Association were sworn in. Also present for the hearing was Hillary Knapp, Secretary.**

During the course of the hearing one exhibit was submitted to the board:

Brandon Development Review Board

Conditional Use

Applicant: Katharine Briggs Landowner: Briggs Lane Brandon, LLC

# 5883

Exhibit A: A packet of information from the zoning administrator with updated information to the application, with a letter from the fire district on water allocation for the parcel and a letter from Otter Creek Engineering on the scope of the project.

#### FINDINGS

Based on the application, testimony, exhibits, and other evidence the Development Review Board makes the following findings:

The applicant seeks a conditional use permit to renovate the interior and the exterior of an existing residential structure for both commercial and residential uses.

The parcel is in the Central Business District.

Pursuant to Section 302 of the Brandon Land Use Ordinance, Dwelling Units on all non-street and street levels require a conditional use permit.

The property will be renovated into a two-story single family home and an apartment with a commercial space attached to it.

The building has been used for residential purposes in the past.

The building will be constructed with historic preservation of the outside of the building in mind.

#### DECISION AND CONDITIONS

Based upon these findings, the Development Review Board voted 5-0 to approve the conditional use permit #5883 to renovate the interior and exterior of the existing structure for residential and commercial uses.

Approval is with the following conditions:

- Parking will be established for the tenants at the rear of the building and not on Route 7, pursuant to Section 1013, subsection A2 of the Brandon Land Use Ordinance.

Dated at Brandon, Vermont, this 11<sup>th</sup> day of May

  
Samantha Stone, Chair

NOTICE: This decision may be appealed to Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.