



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

In Re: Applicant: Joseph & Crystal Bresette

Landowner: Joseph & Crystal Bresette/Forestdale Manor MHP (aka Forestdale Mobile Home Park #2)

Permit Application No. 5932

Introduction and Procedural History

This proceeding involves review of an application for conditional use submitted by applicants/landowner: Joseph & Crystal Bresette/Forestdale Manor MHP under the Town of Brandon Zoning Bylaw.

The application was received by the Town of Brandon on February 12, 2018. A copy of the application is available at the Brandon Town Office, 49 Center St.

On March 7, 2018 a notice of public hearing was sent for publication to the "The Reporter".

On March 7, 2018, 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 March 28, 2018.

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: John Peterson, Amber Lovely-Lee and Tom Bohler.

Anna Scheck, Zoning Administrator, Joseph Bresette and Dave Atherton. Also present for the hearing was Hillary Knapp, Secretary.

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

Exhibit A: A packet of information from the zoning administrator with condition recommendations was submitted to the board.

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 install a 14' by 66' mobile home on Lot #10 at 31 Conway Terrace.

A permit is required because the unit is larger than the original 12' by 56' unit.

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

The original building was removed by the Town of Brandon.

DECISION AND CONDITIONS

Based upon these findings, the Development Review Board voted 3-0 to approve the conditional use permit #5932 to install a 14' by 66' mobile home unit at 31 Conway Terrace, Lot #2.

Approval is with the following conditions:

- To show compliance with Section 618 of the BLUO. The applicant/contractor must show and submit a document and document showing the placement of the mobile home is in compliance with the following standards:
 - All such structures shall be so built and maintained that children cannot gain access to the spaces beneath the structure. If the structure is elevated about the ground, suitable siding shall cover all open spaces under the structure.
 - Such structures shall be installed on footers or piers or on a reinforced concrete pad or other permanent foundation so as to provide anchorage and stabilization.
 - If the structure is a mobile home, it shall be installed on level ground in accordance with the manufacturer's set-up instructions or the generally accepted set-up procedures utilized by local professional mobile home overs and set-up firms.

Dated at Brandon, Vermont, this day of

John Peterson, Vice 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.