



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

In Re: Applicant Nick Pattis

Landowner: Alois & Sarah Pattis

Permit Application No. 5950

Introduction and Procedural History

This proceeding involves review of an application for conditional use submitted by applicants: Nick Pattis and landowner: Alois & Sarah Pattis under the Town of Brandon Zoning Bylaw.

The application was received by the Town of Brandon on April 16, 2018. A copy of the application is available at the Brandon Town Office, 49 Center St.

On May 9, 2018 a notice of public hearing was sent for publication to the "The Reporter".

On May 8, 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 May 30, 2018.

The Development Review Board reviewed the application under the Town of Brandon Zoning Bylaw, as approved May 7, 2018.

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

Anna Scheck, Zoning Administrator, was sworn in. Also present for the hearing was Hillary Knapp, Secretary.

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 complete interior renovations to a non-residential primary structure, with portions of the second floor being converted to a residential space.

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.

Section 302 (h) indicates that the maximum number of allowable dwelling units per structure shall not exceed the rounded-up result obtained by dividing the total number of square feet devoted to dwelling unites and associated common areas by 800.

The property will be renovated into one apartment.

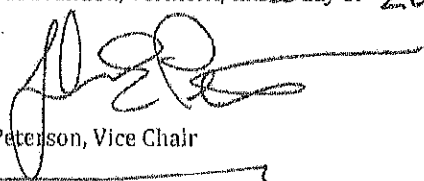
DECISION AND CONDITIONS

Based upon these findings, the Development Review Board voted 4-0 to approve the conditional use permit #5950 to complete interior renovations to a non-residential primary structure, with portions of the second floor being converted to a residential space.

Approval is with the following conditions:

- Parking will be established for the tenants in public parking areas within the $\frac{1}{4}$ required and not on Route 7, pursuant to Section 1013, subsection A2 of the Brandon Land Use Ordinance.
- The additional local and State Water and wastewater permits are acquired for this project.
- Once the project is completed, a rental inspection should be completed and a Certificate of Occupancy issued if the property is to be used for rental purposes currently or at any point in time in the future.
- This permit is for a one-bedroom apartment only. If any more bedrooms are added it will need to be re-permitted.

Dated at Brandon, Vermont, this ²⁰ day of 2018, JUNE



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.