



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

In Re: Applicant: Derek and Jillian Snare

Landowner: Ben Lawton and Susan Hayden

Permit Application No. 5973

**Introduction and Procedural History**

This proceeding involves review of an application for conditional use submitted by applicants Derek and Jillian Snare and Landowner: Ben Lawton and Susan Hayden under the Town of Brandon Zoning Bylaw.

The application was received by the Town of Brandon on August 14, 2018. A copy of the application is available at the Brandon Town Office, 49 Center St.

On August 25, 2018 a notice of public hearing was sent for publication to the "The Rutland Herald".

On August 27, 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 September 12, 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: Sam Stone, Bob Clark, John Peterson, Amber Lovely-Lee and Tom Bohler.

**Jeff Biasuzzi, Zoning Administrator, Trish Porter, Gail Cordner, Wayne Rausenberger, Kelly Weigand-Yuncker, Ben Lawton, Bob Read, Patricia Black, Jillian Snare, Derek Snare, Charles Powell and Steven Zorn. Also present for the hearing was Hillary Knapp, Secretary.**

No one at the hearing requested interested party status.

## 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 a portion of the second floor of the Ayrshire Building into residential use.

The purposed renovation will be for a studio style apartment.

The property is located in the Central Business District and requires a conditional use permit for the change to residential use.

## DECISION AND CONDITIONS

Based upon these findings, the Development Review Board voted 5-0 to approve the conditional use permit #5973 to renovate a portion of the second floor of the Ayrshire building to residential use.

Approval is with the following conditions:

- The residence will have sufficient off-street parking within one-quarter mile walking distance for both tenants and guest vehicles.
- Obtaining the proper state permits for renovations of the property.
- Obtain the proper waste water and water approvals.

Dated at Brandon, Vermont, this 9 day of October



Sam Stone, DRB 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.