

BRANDON DEVELOPMENT REVIEW BOARD HEARING

MAY 22, 2019

VARIANCE #6008

APPLICANT: ZOLTAN HORVATH LANDOWNER: ELEMENTAL PARTNERS LLC

Board members present: John Peterson, Amber Lovely-Lee, Bob Clark and Tom Bohler

Others present: Linda Berry, Annette Reynolds, Robert Reynolds, Zoltan Horvath, Mike Magoon and Brent Buehler.

The hearing was opened at 7:15pm

The warning was read and found to be in order.

Linda Berry, Annette Reynolds, Robert Reynolds, Zoltan Horvath, Mike Magoon and Jeff Biasuzzi-Zoning Administrator were sworn in.

Annette and Robert Reynolds and Linda Berry (91 Charberry Lane) requested Interested Party

Zolton: We had came in a few weeks ago looking for direction to see how we should go about changing the permit to a more simple sub division.

We had never received our act 250 permits for the original permits.

We had gone to Act 250 to see, how do we remove the plats, if we are starting construction.

The original permit needs to be amended for it to be cleared up for Act 250.

Entered into evidence Exhibit A (plans for the sub development)

The Board and attendees were looking at the maps and the plans for the sub-divisions with Zoltan Horvath and Mike Magoon.

Amber: Do we have old maps that we can compare the differences?

Enter in to evidence Exhibit B (packet of information on old permit)

Zolton: There were 85 buildings in the original sub-division. With multiple clusters of building through the lots. (Showed the board the differences between the old plans and the new plans). Including the existing homes on the property.

The cross hatch areas are existing buildings.

The lot lines are the best they can do to come into compliance with the new zoning regulations.

The variance will be for the distance between existing buildings.

John: The buildings that are there are the lots you are looking for a variance for, those lots that are non-conforming to the zoning regulation now?

Zolton: The new lots will be in compliance with the zoning regulations, these will not require a variance.

The bigger parcel was sub-divided in 2003.

Zolton explained to the attendees the new proposals for the sub divisions.

Anna: Is there any plans for a road to be built near our property?

Zolton: No, at this point there will not be a road being built in that area.

Linda: Nothing is going to be coming over towards my property.

Zolton: At this point there will be no building near that property line.

Jeff: The town believes that this conforms to the regulations for the variance acceptance. The lots were already approved when the PUD was approved. I do not see this as being a more complicating permit than what was approved.

What Act 250 has to say about and Zolton has already spoken with ACT 250 on it.

Zolton: Once the decision is received, he will be bringing the decision to act 250 for a review. They will come back to him with what he needs to do and hopefully act 250 will not be needed any longer. See Exhibit B

Zolton: We will need to work with Jeff on how to put the new plats into play and the old plats out of the permit.

Amber: Do we need to specify that we are amending the plats that were recorded in permit 4917, with the new application (6008).

See Act 250 Permit Requests.

Anna: Would like to be considered an interested party. By the look of the new maps it does not look like it will affect us any more.

Being no further testimony the hearing closed at 7:50pm.

Respectfully submitted,

Hillary Knapp