

**BRANDON DEVELOPMENT REVIEW BOARD HEARING  
SEPTEMBER 10, 2019  
CONDITIONAL USE #6034**

**APPLICANT:** Kirk Thomas **LANDOWNER:** Kirk Thomas

**BOARD MEMBERS PRESENT:** Sam Stone, Tom Bohler, Bob Clark

**OTHERS IN ATTENDANCE:** Kirk Thomas, Greg Smela, Frank Spezzano, Ettorina Spezzano, Lorraine Kimball, Warren Kimball, Edna Sutton, Stephen Sutton, Kerrie Quinn, Tom Brown, Joan Rowe, Jack Schneider, John Moulton, Ed Thomas, Christine Gahagan, Alyssa Mohl, James Simpson, Nicholas Tocci, Brent Beuhler, Russ McColman, Gary Meffe, Joshua Collier, Claire Black, Nancy Leary, Jim Leary, Judith Rielly, Gordon Nailor, Bernie Carr, Kjell Thompson, Sharon Stearns, Lyn DesMarais, Laura King, Eve Beglarian

The hearing was opened at 7:05pm.

The warning was read and found to be in order.

Kirk Thomas and Jeff Biasuzzi were sworn in.

The following people requested interested party status: Jeff Biasuzzi

**Kirk:** The project is a fairly simple project. On the property there are 5 structures, one is a late 1970's dairy barn and has just been used with a small number of cattle that we have. Due to some of the water quality regulations that are coming up, the cattle herd will most likely be scaled back.

The dairy barn is currently used for storage of equipment. What we hoped to do in the event that the cattle would be scaled back, is that we would like to make some space available for self storage. Looking towards storing boats or vehicles, not necessarily household items. Would like to have the option of self storage available.

Overhead doors would be installed on the West side of the building, replacing windows. It is cold storage. A drive way would need to be constructed on the west side for people to be able to get to the storage units.

We would put up movable chain link panels, so the size of the storage units can change depending on what is being stored.

It would give us an option to have self storage on the property.

**Jeff:** The project is on 30.85 acres. The fact that it is over 10 acres it would trigger an ACT 250 review as well. For the town it is a conditional use permit at this time.

**Kirk:** There would be no signage for the self storage. It would be by word of mouth, no sign permit would be needed. The barn we are going to convert is the longer, yellowish mustard color structure on the property.

**Bob:** How many storage units?

**Kirk:** 8 to 12 units on the application. Most it would be would be 12 units. There are 12 sets of windows on the West Face.

**Jeff:** Is there any anticipation of outside storage or outside lighting?

**Kirk:** There would be no more exterior lighting than what would be there already. No outside storage.

**Jeff:** What would the hours of operation be?

**Kirk:** There would not be any specific hours of operation. If someone wanted to come in at 2:00 in the morning than they could.

**Sam:** You anticipate 1 to 2 cars per day. If 12 people came in one day would there be parking for all cars?

**Kirk:** There would be enough parking for 8 cars if all the renters would be showing up on the same day. 12 cars could work we would need to be creative in how they parked.

**Sam:** I am not saying that there should be some sort of parking lot, just wanted to ensure that there is enough parking for the 12 units.

**Kirk:** The drive way would be giving access to the storage units.

**Brent Behuler:** Would fire suppression be required in the storage units?

**Jeff:** There would be a need of a state fire inspection but I do not believe that there would need to be any type of fire suppression system in the storage units.

No further testimony, the hearing was closed at 7:18pm

Respectfully Submitted,

Hillary Knapp  
Development Review Board, Clerk