



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

In Re: Applicant: Kirk Thomas

Landowner: Kirk Thomas

Permit Application No. 6034

**Introduction and Procedural History**

This proceeding involves review of an application for conditional use submitted by applicants/landowner: Kirk Thomas under the Town of Brandon Zoning Bylaw.

The application was received by the Town of Brandon on July 16, 2019. A copy of the application is available at the Brandon Town Office, 49 Center St.

On August 24, 2019 a notice of public hearing was sent for publication to the "The Rutland Herald".

On August 24, 2019 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 10, 2019.

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 and Tom Bohler.

**Kirk Thomas and Jeff Biasuzzi, Zoning Administrator, was sworn in. Present for the hearing were:** , 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

## 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 change the use of an Agricultural Structure (40'x202' dairy barn) to Self-Storage Units.

The property is located at 877 Wheeler Road (parcel 7-1-50.01)

The parcel is in the Rural Development Zoning District.

In accordance with the Brandon Land Use Ordinance, the permit requires a Development Review Board Hearing.

The barn is currently being used for storage with a small cattle herd. There will be no change to the footprint to the barn. Overhead doors would need to be installed for access to the storage units. There will be no additional lighting added to the barn.

Up to 12 storage units would be created. The storage units would mostly be used for larger items, such as boats and vehicles.

There will be no signs on the property to advertise the self storage units.

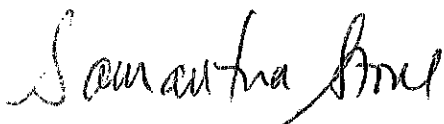
The number of storage units would not significantly affect the amount of traffic on the road. There is an existing drive way that will be used for the storage units, with parking for up to eight cars.

## DECISION AND CONDITIONS

Based upon these findings, the Development Review Board voted 3-0 to approve the conditional use permit #6034 to change the use of an Agricultural Structure (40'x202' dairy barn) to Self-Storage Units with the following condition:

1. No signs will be used to advertise the Self-Storage Units on the property, unless a sign permit is acquired.

Dated at Brandon, Vermont, this 17 day of October



Sam Stone, Chair

Brandon Development Review Board  
Applicant/Landowner: Kirk Thomas

Conditional Use  
# 6034

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.