

NOTICE

The Brandon Development Review Board will convene a Remote Public Hearing on Wednesday, September 23, 2019, at 7:00 pm, via Zoom Video & telephone conferencing. The Application and Zoom Participation Instructions are available for review at Town Office (49 Center St.) and on town website www.TownofBrandon.com

DRAFT AGENDA for PUBLIC HEARINGS, BRANDON DEVELOPMENT REVIEW BOARD (DRB)

Introduction:

Open the Proceedings and introduce the Panel Members to those in attendance.

Review, amend, or approve the Meeting's Agenda.

Discuss the Public Hearing procedure, and swear in Interested Parties that will present testimony.

New Business:

Open Hearing for Application #6104 from Martha & Charles Thurston, who request a Setback Waiver (per Section 1016 of BLUO) for their pre-zoning non-conforming residence on their conforming lot at 13 Church Street (Tax Parcel # 23-52-81). The application requests a seven foot long extension to their existing (non-conforming) front porch in the Neighborhood Residential Zoning district.

Close or continue Hearing to a future date & time set.

Other and Miscellaneous Business:

Review, amend, and approve any past Meeting Minutes, as necessary

Schedule the next DRB meeting, if applications or continued Hearings require.

Vote to go into Deliberative Session to consider the application heard.

Vote to exit Deliberative Session, and issue any instructions to the Zoning Administrator.

Adjourn



ZOOM VIDEO or TELEPHONE CONFERENCING INSTRUCTIONS

To attend this meeting you have 2 options:

Option 1: Video Conference This option is available only if:

You have a computer with a built-in or external camera and microphone (Zoom Software download required)

Have a phone with a built-in camera (Zoom App download required)

- Visit: <https://us02web.zoom.us/j/84094564293> (This will prompt the download if you do not have the software/app already installed)

Meeting ID (840-9456-4293)

Option 2: Conference Call: To dial in for audio only:

1. Dial: (929) 205 6099
2. Follow instructions to enter Meeting ID (840-9456-4293) then confirm by hitting pound (#)
3. **When prompted to enter participant ID, just hit pound (#) again to enter meeting**

If you have questions, I will be available by Cell at (802) 770-0380

Yours, Jeffrey Biasuzzi, Zoning Administrator
zoning@townofbrandon.com



COPY

RECEIVED

AUG 13 2020

Application No.: 6104

TOWN OF BRANDON

Town Office Use Only			
Town of Brandon 49 Center Street Brandon, Vermont 05733	Tax Map # <u>23-52-81</u>	Parcel ID # <u>0034-0013</u>	Date Completed: _____
Phone: (802) 247-3635 ext. 202 FAX: (802) 247-5481	No. of Acres <u>4.81</u>	Decision: _____	Rec'd by _____
	Fee \$ <u>255</u>	Check # <u>6297</u>	Deed Reference <u>B 88 P 67</u>
	Zone <u>NR</u>		

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):
Charles Thurston
Martha Thurston
13 Church St.
Brandon

Home Phone: 802 247-6341
 Work Phone: 802 683-5154
 Fax Phone: _____

EMAIL MARTHATH @ COMCAST.NET

Name and Address of Applicant(s)
 (if different from property owner):

Home Phone: _____
 Work Phone: _____
 Fax Phone: _____

Current property information/location (for boundary adjustments include for all parcels involved):
13 CHURCH ST

THIS APPLICATION IS FOR: (Check all that apply)

- Division of parcel into two or more parcels (Please complete Addendum B)
- Construction, reconstruction, conversion, structural alteration, relocation, enlargement of any building or other structure
- Landfill, mining, or excavation operations
- Substantial change in nature or intensity of the current use of any building, structure or parcel of land
- Extension of current use of land
- Increase in number of dwelling units on a parcel of land
- Razing any structure, temporary or otherwise, over 500 sf or any structure in the Central Business District
- Interior renovations to residential structure in contemplation of increase in number of bedrooms or dwelling units
- Interior renovations to a nonresidential primary structure done in contemplation of a change in use or intensity of use.
- Home occupation
- Sign(s) (Please complete Addendum C)
- Development in Flood Hazard Area (Please Complete Addendum E)

ADDENDUM MAY BE REQUIRED FOR THE FOLLOWING:

Development Review Board Hearings: (Check all that apply)

- Hearing
- Appeal
- Variance/WAIVER (SECTION 1016), NONCONFORMING USE (SECTION 501)
- Conditional Use
- Major Subdivision
- Planned Unit Development
- Local Act 250 Review

1. Give a detailed description of the CURRENT use of the property, how many buildings and their respective uses, dimensions, setbacks, etc: Residential house and 1 1/2 story barn. House is 28x37 and barn is 28x21

2. Give a detailed description of the PROPOSED project:
 - a) Describe the construction (include building dimension, size and location), and the proposed use: extend current porch (6x7) ~~and~~ to be 6x14 on the street side of house
 - b) Does it involve erecting a sign (Please complete Addendum C attached), fence, pre-made structure or installing a pool? No If yes, describe dimension, size and location:

 - c) Does it involve a change of use? No If yes, describe current use and proposed use:

 - d) Does it involve a subdivision or boundary line adjustment? No If Yes, Please complete Addendum B attached.
 - e) Does it involve construction of an agricultural structure or use? No If Yes, Please complete Addendum D attached.
 - f) Does it involve development or construction in a flood hazard area? No If Yes, Please complete Addendum E attached.

3. Give the estimated cost of the project: \$ 5,000

4. Answer ALL questions on Addendum A to this Application, pertaining to the Performance Objectives and Standards in Section 601 - 627 in the Brandon Land Use Ordinance, for ALL applications.

5. Attach a site plan or use the grid on the last page to draw an ACCURATE sketch of the lot showing all EXISTING structures and all PROPOSED construction. Give all dimensions of lots and structures, as well as the distance from property lines, other structures and septic.

Intended Start Date: ASAP
Intended Completion Date: Sept 30, 2020

I certify that the statements made by me in this Application For Land Use Permit are accurate and complete. **I hereby grant permission to the Town of Brandon to allow its agent to inspect this property relative to this application for both approval and to ensure compliance once project is complete.** I understand that this is an application for a local permit. To find out if State permits may be needed, I should contact the Rutland Offices of the District Environmental Commission at 802-786-5900 and the Department of Labor and Industry at 802-786-5867.

Date 8/12/20 Landowner [Signature]
Landowner Martha Dunster

If different from landowner, Applicant _____

Comments by the Administrative Officer: REQUEST TO INCREASE SIZE OF PRE ZONING NON-CONFORMING STRUCTURE (PORCH), ENCROACHING PRESCRIBED SETBACKS. REFERRED TO DECB FOR HEARING ON 9/23/2020, ON 9/2/2020 [Signature]

ADDENDUM A

Performance Objectives and Standards Information

All references are to the Brandon Land Use Ordinance - Article VI, Section 600. A copy can be reviewed at the Town Offices and on the Town of Brandon website (www.townofbrandon.com). Answer ALL questions with a yes, no or (x) in the appropriate area. Give explanations where needed.

- 601 If Wastewater to the property is/will be disposed by: () town sewer () private septic (X) not required.
 Are you increasing the number of bedrooms? No, if so, how many? _____
 Are you increasing the number of dwelling units? No, if so, how many? _____
 If this is a business/home occupation, how many employees are expected? No; how many customers are expected per day? _____
 If you propose a new, or an increase to an existing, (a) connection to a municipal wastewater supply attach a sewer capacity permit; or (b) private wastewater disposal system attach a certification of a designer licensed by the State of Vermont or state permit approval.
- 602 Access for emergency vehicles is (will be) provided by: (X) town highway, () State highway, () class 4 or private road, () right of way which must be at least 20' wide and maintained in all-weather and kept unobstructed.
- 603 If Water supply is (will be) provided by: () town water by connection to Brandon Fire District 1 or 2 (attach approval letter), () private well or water source (attach state permit approval), (X) not required.
- 604 Will this project create an increase in the intensity of traffic? No
 If yes, explain and attach an access permit if required _____

 Will traffic flow generated be beyond the capacity of local roads? No
 Attach certification by Public Works that local roads are adequate or scheduled to be upgraded.
- 605 Does the design of the intersection (of the access road [driveway] to the site) with local roads conform with the requirements of Vermont Department of Highways (Doc B-71)? Yes Will all new driveways have an area to turn around on site? N/A Attach access (driveway cut) permit. How many parcels will access drive serve? _____
- 606 Will the project destroy or significantly alter wetlands or natural areas? No What steps will be taken to minimize environmental damage? _____
- 607 Does your project involve any areas of steep slope? No What is the grade of the slope? _____
 What percentage of slope will be developed, regraded or stripped of vegetation? _____ Attach certification by a professional engineer.
- 608 Will there be an increase in noise levels as a result of the project? No Will noise level exceed 70 decibels during daylight hours or 60 decibels during other times of the day at the property line?

- 609 Will the project result in any noticeable, clearly apparent vibration on the property of another landowner? No If yes, explain _____

Will there be any hammering, drilling, cutting or blasting within 100 feet of any underground tank used to store petroleum projects? No If so, what tests have been done to insure the soundness of the tanks?

- 610 Will the project involve the emission of any smoke? No
- 611 Will the project result in fly ash, dust, fumes, vapors, gasses or other forms of air pollution? No If yes, explain _____
- 612 Will the emission of detectable objectionable odor result from your project? No If yes, explain _____
- 613 Will the project result in any fire, explosive, or other safety hazard? No If yes, explain _____
- Will you be storing greater than 500 gallons of flammable liquids in tanks above ground? No If yes, explain _____
- 614 Will your project have: flickering, pulsing, rotating, or flashing lights? No; lights that will distract drivers on roads in the vicinity? No lights that illuminate in excess of 0.5 footcandles when measured at adjacent residential boundaries? _____
- 615 Will any hazardous materials be used in this project? No If yes, explain procedures for handling and containment _____
- 616 Will a sufficient number of off-street parking spaces be provided*? N/A What is the maximum number of vehicles expected on site at any given time? _____ Attach a parking plan showing 9' x 18' spaces for each vehicle. *Not required if property is located in Central Business District.
- 617 Will the use require loading and unloading of commercial products? Yes Is there adequate space within the boundaries of the lot for loading and unloading? _____
- 618 Is this a structure over 400 cubic feet in volume (incl. mobile homes)? No Will it be installed and anchored as required? _____
- 619 Does your project involve farm animals? No If yes, is the lot at least one acre in area? _____ What is the minimum distance of: animal housing and piles of manure, feed or bedding from any lot line? _____ manure piles to wells and surface waters? _____
Is the proposed use agricultural? _____ If yes, will the requirements of this section be met? _____
Has the Secretary of Vermont Agency of Agriculture, Food and Markets indicated that the farm operation complies with the Accepted Agricultural Practices? _____
(Please complete Addendum D attached)
- 620 Does your project involve use of pesticides herbicides, and fertilizers within 400' of any well or fire district? No, if yes, explain _____
- 621 Does the proposed use involve forest harvesting? No If yes, will the requirements of this section be met? _____
- 622 Is the proposed use in the Aquifer District? No

TOWN of BRANDON, VT
APPLICATION to DEVELOPMENT REVIEW BOARD (DRB)
FOR SETBACK WAIVER per Section 1016 of B.L.U.O.

RECEIVED

AUG 20 2020

TOWN OF BRANDON

Application # 6104

LANDOWNER: Charles & Martha Thurston

PHONE: 802 247-6341

EMAIL: marthapthurston@comcast.net

APPLICANT (IF Not the Owner) _____

PHONE: _____

EMAIL: _____

ADDRESS OF SUBJECT PROPERTY 13 CHURCH ST

TAX MAP# 23-52-81

ZONING DISTRICT: NEIGH RESID.

SUBJECT PROPERTY AREA (acreage): 0.48 AC

Describe in detail the Conditions that the DRB may consider as grounds for this request for a waiver of the usual setback requirements :

The proposed porch extension across the front of the house is to merely lengthen the existing 6x7 porch. This proposal will not impede on sidewalk usage.

Signature of Landowner(s):

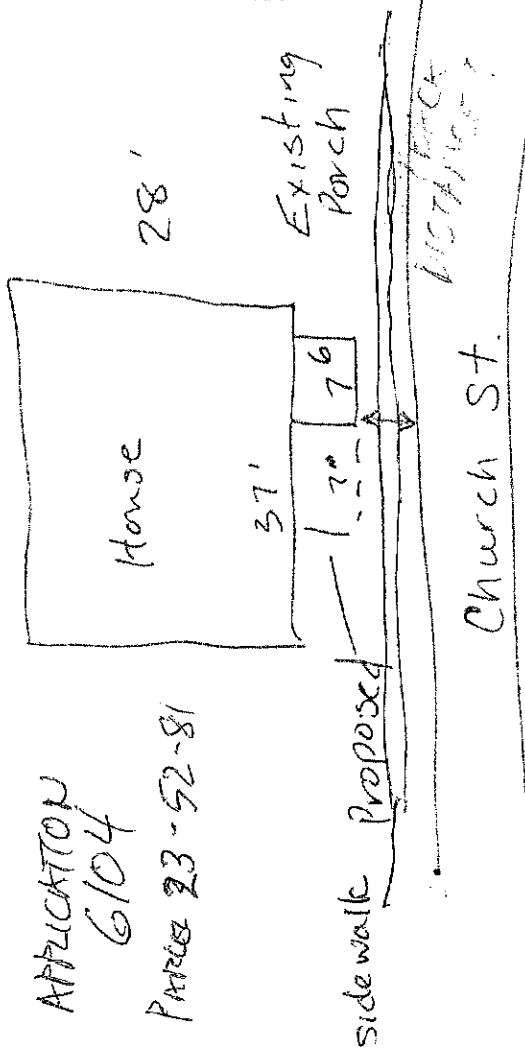
Charles & Martha Thurston

date 8/19/20

Signature of Applicant(s) if not the same _____

date _____

APPLICATION
6104
PARCELS 23-52-81



Distance from near side of sidewalk to porch is 9' with a 3' median between sidewalk and street

↑
1 INCH =
50 FT.

