

**NOTICE OF PUBLIC HEARING for Brandon Development Review Board (DRB)**

**On Wednesday, October 28, 2020 at 7:00 PM, via Zoom remote conferencing, the Brandon DRB will hold a Public Hearing to review Application #6103 from Rose & Jason Denis, at 48 Union Street (Parcel #24-50-30)**

Application #6103 requests approval to keep a horse and construct the required shelter. In accordance with Brandon's Land Use Ordinance, this Application requires Conditional Use review for having Farm Animals in the Neighborhood Residential Zoning District. A full copy of the application is posted in the Town Office, 49 Center Street; a concise copy is at

[www.TownofBrandon.com](http://www.TownofBrandon.com)

*This Meeting & Hearing will be conducted remotely by Zoom audio & visual programs; and access instructions are posted on Town website and at Town Office.*

Interested Parties are to be registered and present testimony, or have submitted written testimony to the Town, by 7:15 pm of the Hearing date or they may forfeit their right to appeal any decision of the DRB to VT Superior Court (Environmental Division).

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

Town Office Use Only			
Town of Brandon 49 Center Street Brandon, Vermont 05733	Tax Map # <u>24-50-30</u> Parcel ID # <u>0089-0048</u> No. of Acres <u>3.0</u>	Date Completed: _____ Decision: _____	
Phone: (802) 247-3635 ext. 202 FAX: (802) 247-5481	Fee \$ _____ Zone <u>N/R</u>	Check # _____ Deed Reference _____	Rec'd by _____

### APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):  
Jason + Rose Denis  
48 Union St  
Brandon VT 05733

Home Phone: 802-324-0404 Rose  
 Work Phone: 802-279-1392 Jason  
 Fax Phone: \_\_\_\_\_  
 EMAIL: BIRD\_LOVER1977@YAHOO.COM

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):  
48 UNION 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 AG 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
- Conditional Use SECTION 619 FARM ANIMALS, SECTION 304 NR DISTRICT
- Major Subdivision
- Planned Unit Development
- Local Act 250 Review

1.

Give a detailed description of the CURRENT use of the <sup>house</sup> property, how many buildings and their respective uses, dimensions, setbacks, etc: residence with storage barn  
house = 1491 sq ft, storage barn = 20 x 40 ft, 150 ft from road

2.

Give a detailed description of the PROPOSED project:

- a) Describe the construction (include building dimension, size and location), and the proposed use: wooden horse shelter, no floor, attached to west side of storage barn ~~20x40~~ 15x15 ft horse stall
- 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? yes If yes, describe current use and proposed use: storage barn, attaching
- 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? yes 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: \$ 3500

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: 8/1/20

Intended Completion Date: unknown

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 10-13-20

Landowner Jason Denis  
Landowner Rose Denis

If different from landowner, Applicant \_\_\_\_\_

Comments by the Administrative Officer: RECEIVED FINAL DRAFT OF APPLICATION 10/13/2020  
NOTICE TO ABUTTERS SENT CENTRE MAILING 10/13/2020  
REFERRED TO DIRB FOR PUBLIC (ZOOM) HEARING ON 10/28/20, 7:00 AM

DNAB/12

48 UNION ST PARCEL 24-50-30



Natural Resources Atlas  
Vermont Agency of Natural Resources

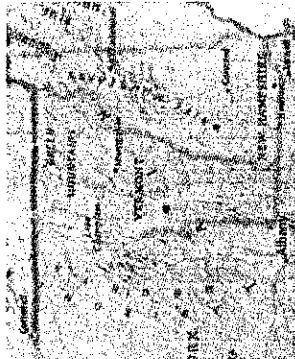
vermont.gov



1: 1,218  
August 11, 2020

62.0 Meters 31.00 0  
1" = 102 Ft 1cm = 12 Meters  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



**LEGEND**

- Parcels (standardized)
- Parcels (non-standardized)
- Roads
  - Interstate
  - Principal Arterial
  - Minor Arterial
  - Major Collector
  - Minor Collector
  - Local
- Stream/River
- Town Boundary
- Not part of function Classification S

**SETBACKS (SCALES)**

N = 165 FT  
S = 250  
E = 150  
W = 70 (ROAD/FROFT)

**NOTES**  
Map created using ANR's Natural Resources Atlas