

NOTICE OF PUBLIC HEARING

for Brandon Development Review Board (DRB)

On Wednesday, April 28, 2021 at 7:00 PM, via Zoom remote conferencing, the Brandon DRB will hold Public Hearings to review the following Applications:

#6123 Request by Jerry McCray, of 640 North St. (Parcel #15-20-25) to construct a ground floor addition (bedroom) in the same general location as an existing open deck on the rear of the house. The objective is to modify his primary residence to accommodate senior- friendly living. This would require a setback waiver or variance (as deemed necessary) to address non-conforming setbacks for the Aquifer Protection Zoning District.

#6124 Request by the Town of Brandon (property owner) and T. Wyman, d.b.a Wyman's Timber Harvesting (applicant) to remove and reconstruct the existing structures, as well as construct a 36' X 46' X 20'h open roofed pole structure over the drop-off portion of the Transfer Station at 31 Corona Street (Parcel #9-1-15). This is a Conditional Use in the Rural Development Zoning District.

Full copies of the applications are posted in Town Office, 49 Center St. and on Town website. Remote Access instructions are at www.TownofBrandon.com, Post Offices & Town Office.

This Meeting & Hearing will be conducted remotely by Zoom audio & visual programs;

- *To Participate by ZOOM video: Visit <https://us02web.zoom.us/j/84094564293>
Meeting ID: 840-9456-4293*
- *To Participate by Telephone Conferencing: dial (929) 205-6099, Upon prompt, enter Meeting ID 840 9456 4293 and #. If prompted again, enter just #*

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).

NOTICE

The Brandon Development Review Board will convene a Remote Public Hearing on Wednesday, April 28th, 2021, at 7:00 pm, via Zoom Video & telephone conferencing. The Application and Zoom Participation Instructions are attached, and 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. Introduce any written testimony submitted.

New Business:

Open Hearing for Application #6123 by Jerry and Elaine McCray of 640 North Rd. (Parcel 15-20-25) to construct a ground floor addition (1 bedroom) in the same general location as an existing open deck on the rear of their 3-bedroom single family house. Their objective is to modify their primary residence to accommodate senior-friendly living. Second floor bedrooms would be remodeled so that a total of three bedrooms would result (no increase in use). This would require a setback waiver or variance (as deemed necessary) to address a non-conforming (southern side) setback in the Aquifer Zoning District.

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

Open Hearing for Application #6124 by the Town of Brandon (Owner) and Tracy Wyman, d.b.a. Wyman's Timber Harvesting (Applicant) to remove and reconstruct the existing building, as well as construct a 36' X 46' X 20' h. (or smaller) open roofed pole building over the drop-off portion of the Transfer Station at 31 Corona St. (Parcel #9-1-15). This is a Public Services (Conditional) Use in the Rural Development Zoning District.

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

Other 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

2A

Application No.: 6123

Town Office Use Only			
Town of Brandon 49 Center Street Brandon, Vermont 05733	Tax Map # <u>15-20-25</u> Parcel ID # <u>0005-0640</u> No. of Acres <u>.51 Ac</u>	Date Completed: _____ Decision: _____	
Phone: (802) 247-3635 ext. 202 FAX: (802) 247-5481	Fee \$ _____ Zone <u>ACQUIRER</u> <u>PROT.</u>	Check # _____ Deed Reference <u>B 211 P 43</u>	Rec'd by _____

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):
JERRY MCCRAY
640 NORTH ST
BRANDON VT 05733

Home Phone: 247 842
 Work Phone: 835 3803
 Cell Phone: _____
 EMAIL ELAINE MCCRAY @
COMCAST.NET

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

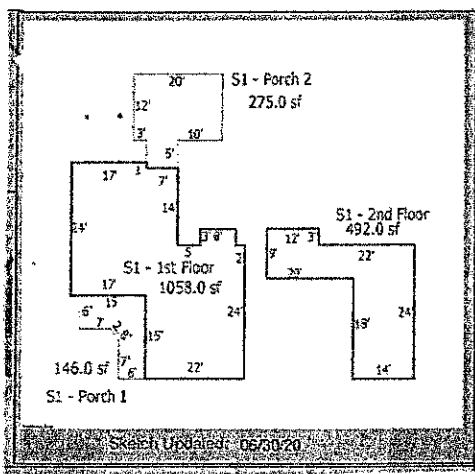
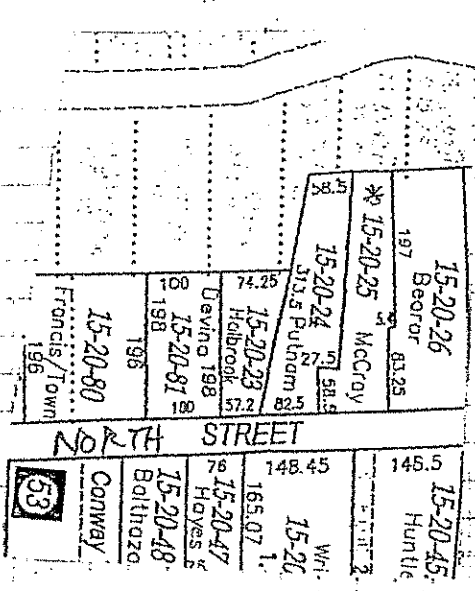
Home Phone: _____
 Work Phone: _____
 Fax Phone: _____
 EMAIL _____

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

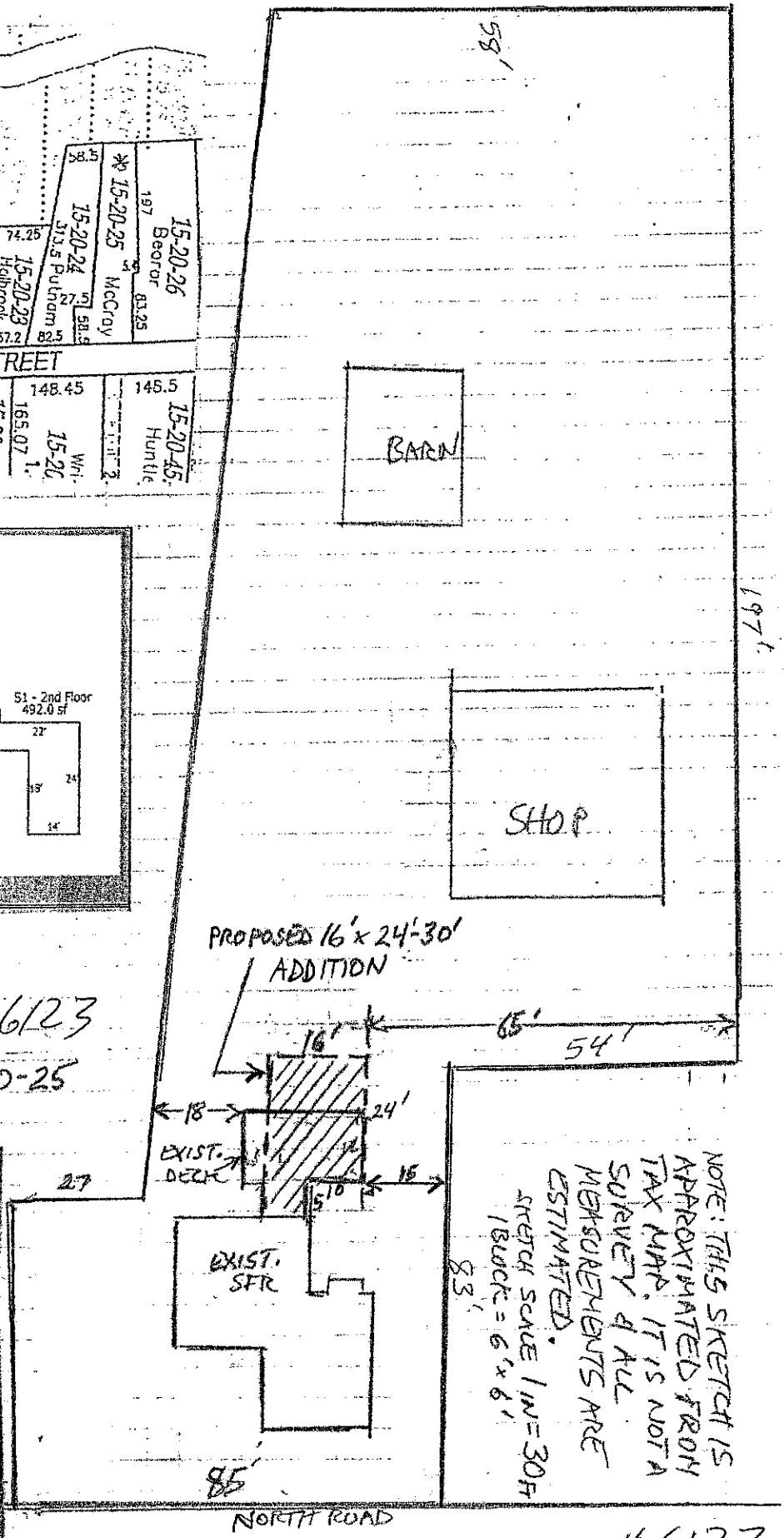
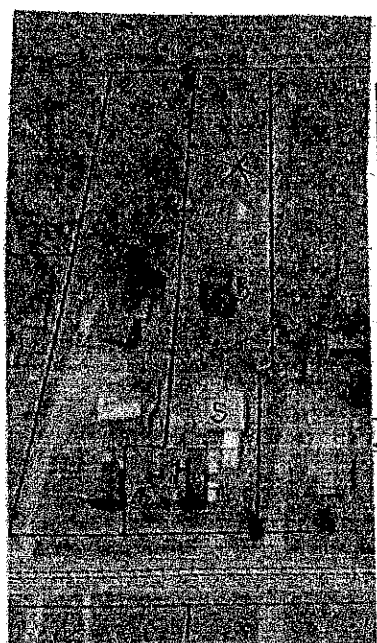
- THIS APPLICATION IS FOR: (Check all that apply)
- Division of parcel into two or more parcels (Please complete Addendum B)
 - Construction, reconstruction, conversion, structural alteration, relocation, enlargement of any building or other structure
 - Landfill, mining, or excavation operations
 - 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 2 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
- Major Subdivision
- Planned Unit Development
- Local Act 250 Review



APPLICATION # 6123
 PARCEL 15-20-25



NOTE: THIS SKETCH IS APPROXIMATED FROM TAX MAP. IT IS NOT A SURVEY & ALL MEASUREMENTS ARE ESTIMATED.
 SKETCH SCALE 1" = 30'
 1 BLOCK = 6' x 6'

#6123

1/8 COMMERCIAL
& NON-RESID.

Application No.: 6124

<i>Town Office Use Only</i>	
Town of Brandon	Tax Map # <u>9-1-15</u>
49 Center Street	Parcel ID # <u>0061-0031</u> Date Completed: _____
Brandon, Vermont 05733	No. of Acres <u>22.8 A</u> Decision: _____
Phone: (802) 247-3635 ext. 202	Fee \$ _____ Check # _____ Rec'd by _____
FAX: (802) 247-5481	Zone <u>RURAL DEVELOP</u> Deed Reference <u>B 80 P 478</u>

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s): TOWN OF BRANDON
49 CENTER ST
BRANDON VT 05733

Home Phone: DAVID ATHERTON, TWP MGR
 Work Phone: _____
 Fax Phone: _____
 EMAIL DATHERTON@TOWNOFBRANDON.VT

Name and Address of Applicant(s)
 (if different from property owner):
T. WYMAN DBA WYMAN TIMBER HARVEST
114 WYMAN RD
BRANDON VT

Home Phone: _____
 Work Phone: _____
 Cell Phone: 802-353-6846
 EMAIL

Current property information/location (for boundary adjustments include for all parcels involved):
31 CORONA 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
- 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: SEE AERIAL PHOTO, ATTACHED CURRENT USE IS TOWN TRANSFER & RECYCLABLE COLLECTION STATION
2. Give a detailed description of the PROPOSED project:
 - a) Describe the construction (include building dimension, size and location), and the proposed use: REMOVE & RECONSTRUCT EXISTING BUILDINGS IN SAME FOOTPRINT, ADD NEW 36'x46'x20'H POLE BUILDING
 - b) Does it involve erecting a sign (Please complete Addendum C attached), fence, pre-made structure or installing a pool? N If yes, describe dimension, size and location: _____
 - c) Does it involve a change of use? N If yes, describe current use and proposed use: _____
 - d) Does it involve a subdivision or boundary line adjustment? N If Yes, Please complete Addendum B attached.
 - e) Does it involve construction of an agricultural structure or use? N If Yes, Please complete Addendum D attached.
 - f) Does it involve development or construction in a flood hazard area? N If Yes, Please complete Addendum E attached.
3. Give the estimated cost of the project: \$ _____
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: _____
 Intended Completion Date: _____

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 04/06/2021

Landowner Town of Brandon by
 Landowner David Amerton

If different from landowner, Applicant WYMAN'S Timber Harvesting
WYMAN

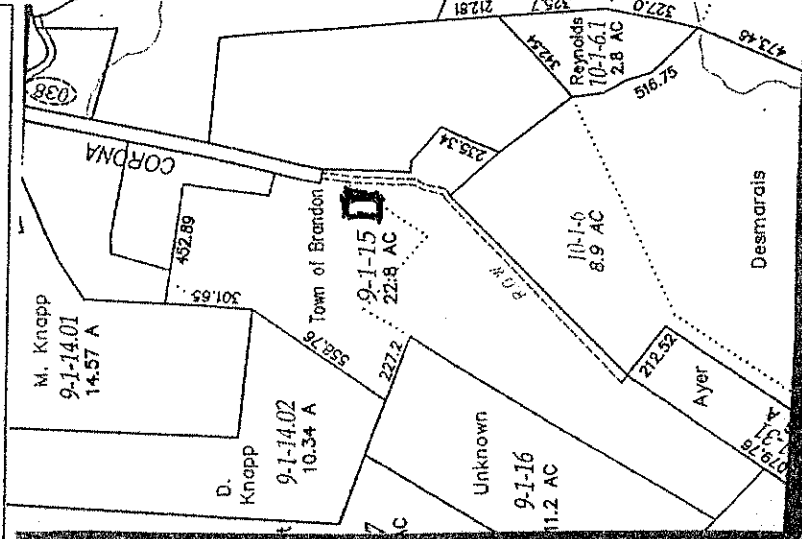
Comments by the Administrative Officer: REFERS TO DRB 4/7/21 FOR HEARING (ZOOM) AT 7⁰⁰ AM WED 4/28/21, WITH REQUIRED WARNINGS CMAS

TOWN OF BRADFORD APPLICATION: 6124 # 9-1-15

Natural Resources Atlas
Vermont Agency of Natural Resources



vermont.gov



LEGEND

Parcels (standardized)

Roads

- Interstate
- US Highway, 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads

Stream/River

- Stream
- Intermittent Stream

Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 1,626
April 6, 2021

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.

83.0 42.00 83.0 Meters

1" = 136 FL 1cm = 16 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

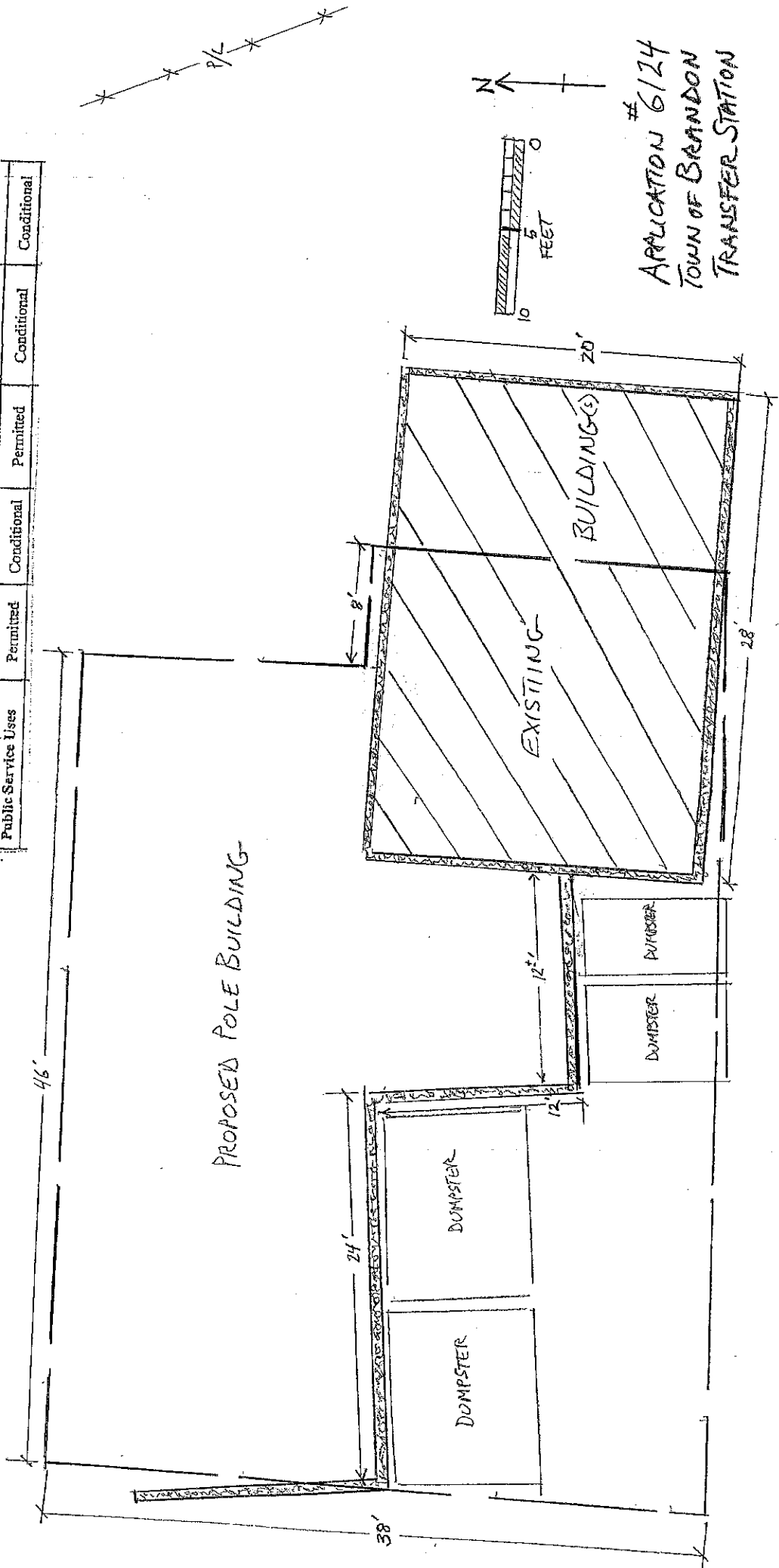
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

(f) Minimum Setbacks in Rural Development Districts:

Primary Structure from Town or State Right of Way	30 Feet if Speed Limit < 30 mph 60 Feet if Speed Limit 30 to 40 mph 100 Feet if Speed Limit is > 40 mph
Primary Structure from Private Right of Way or Private Road	15 Feet
Primary Structure from Other Lot Lines	30 Feet ←
Driveway/Parking Lot from Other Lot Lines	5 Feet

Section 306. Summary of Permitted, Conditional, and Prohibited Uses by Zoning District

Public Service Uses	Aquifer	CBD	High Density Multi-Use	Neighborhood Residential	Rural Development
Permitted	Permitted	Conditional	Permitted	Conditional	Conditional



APPLICATION 6/24
TOWN OF BRANDON
TRANSFER STATION