

BRANDON DEVELOPMENT REVIEW BOARD HEARING

APRIL 28, 2021

CONDITIONAL USE #6124

**APPLICANT: T. WYMAN DBA WYMAN TIMBER HARVESTING LANDOWNER:
TOWN OF BRANDON**

BOARD MEMBERS PRESENT: Sam Stone, John Peterson, Ralph Either, Bob Clark and Jack Schneider.

OTHERS PRESENT: John Wyman, Tracy Wyman, Dave Atherton Jeff Biasuzzi and Hillary Knapp, Secretary.

The hearing was opened at 7:18pm.

The warning was read and found to be in order.

John Wyman, Tracy Wyman, Dave Atherton and Jeff Biasuzzi were sworn in.

Lyn Des Marais had written letter to the board in regards to encroachment on property lines. The Board granted Lyn interested party status.

Sam: Read into evidence the letter submitted by Lyn Des Marais. (Exhibit A)

Tracy: The intention is to reroof what was already roofed. When we took over the transfer station the dumpsters were already roofed. We want to put a roof over the dumpsters with a wall on the back. This will keep rain from getting into the dumpsters and wind from taking debris to the adjoining properties. We do go through the adjoining properties at least one a month to clean up anything that may have blown over from the transfer station.

Jeff: The permit is to demo and reconstruct the existing buildings to be better than what is there. The long dash lines on the proposed site plan are to create the roof and the wall and will keep the rain from making the dumpsters from weighing more. In regards to encroachment and property lines the proposed project would not encroach on the property lines. The proposed car port extends the opposite way of the property line. ACT 250 may be needed but the answer has not been received yet.

Sam: Can we get a sense how far the proposed changes are from the property line?

Tracy: The project is a couple hundred feet from the property line. Nothing will be any different from what is currently at the transfer station.

Dave: The line is to the south; the extension would be to the north. There are no contaminants being dumped on the property as it is a transfer station and not a landfill. The State of Vermont gave a clean bill to the transfer station 4 years ago.

Sam: If that were the case, we would be looking at 20 to 30 feet from the property line.

Jeff: Existing buildings would not change the set back. Adding a roof would be considered a repair. The reason that the permit is being looking at by the board is the transfer station is considered a Public Service and requires a conditional use. The only new structure would be the pole structure.

Tracy: The property to the east is a different property line than the one discussed in the letter submitted to the board.

Dave: The buildings have been on the property forever; the transfer station property encroaches on the property line the buildings do not.

Sam: There are no new setbacks and encroachment. Nothing will be changing towards the abutting property.

Ralph: What property line is she questioning?

Dave: We think the line is around the right of way area, we have had discussions for at least 3 years. No survey has been produced to show the property lines. The property line would be to the south of the transfer station.

Tracy: All construction would be done through the existing drive way at the transfer station.

Meeting was adjourned at 7:40pm