

BRANDON DEVELOPMENT REVIEW BOARD HEARING

JUNE 30, 2021

VARIANCE REQUEST APPLICATION #6137

APPLICANT/LANDOWNER: STEVEN & JENNIFER BECK

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

OTHERS PRESENT: Stephen Beck, Brian Thomas, Jeff Dardozzi, Joy Marcotte, Jeff Biasuzzi and Hillary Knapp, Secretary.

The hearing was opened at 7:06pm.

The warning was read and found to be in order.

Stephen Beck, Brian Thomas, Jeff Dardozzi, Joy Marcotte and Jeff Biasuzzi were sworn in.

Jeff Dardozzi and Joy Marcotte requested interested party status and was granted.

Stephen: We live behind the town hall and our back door goes into a stone driveway. We share a drive way between 4 and 6 West Seminary. No one parks on the drive-way. We are looking to build a 3-car garage at the end of the drive-way with an attached breeze-way from the garage to the house. We would back out into the drive way the same way we currently back out.

Brian: The building would go over where Stephen and Jennifer currently park.

Jeff Biasuzzi: This is a pre-zoning lot with a non-conforming single family structure, the back landing will be where the garage will be built. When headed towards the end of the parking spots, the area drops off towards the Town parking lot. The water drains towards that area. The garage dimensions do not show where the drop off occurs. Will there be base added to extend the parking area?

Brian: Yes, there will be fill to extend the area out 12 feet.

Jeff B: The board will want to keep the increase of fill in mind. There is a concern that the fill will come close to the South boundary line and can impact the town or neighboring property line. The Town Hall is also close to the property line as well, this could change the drainage of the property. The new impervious surface is of concern to the West and North (Section 304). The fill was not included on the application, which is of concern. The variance request would qualify for a setback waiver.

Sam: Will you be building on the filled surface?

Brian: If we went to 36' it would be built on the filled surface, if 24' it would not be built on the fill.

Sam: Would extending the garage the 12' effect the drainage?

Brian: It would be a 24'x20' sloped roof and would drain onto the already sloped area.

John: I do not see a site plan on where the garage would be built?

Brain: Referred to the site plan included in the packet and showed where the garage would be built.

Jack: When the garage is finished, will there be room to park outside of the garage?

Brian: Parking will need to be inside of the garage.

Stephen: Snow removal is currently moved straight back; the snow goes adjacent to the barn. The sloping roof will go between our yard and the Town Hall, down the slope.

Jack: To be able to get into the garage during the winter, the snow would need to be pushed between the garage and the barn?

Steve: Not sure what is meant by blocking access to the barn, the snow is piled adjacent to the current barn and where the garage will be built.

Sam read into evidence a letter from 6 West Seminary LLC, Exhibit A

Jeff Dardozzi- In 1874 there was an easement agreement on the property. The easement runs along the property for the length of the boundaries and would like the 10-foot easement to be considered and help up. The removal of snow would also impact the easement.

Sam: Would the 10-foot easement be effected by the fill?

Steve: The easement was granted in 1981 between Kapitan at 4 West Seminary and the owners of 6 West Seminary according to the deed book.

Sam: The hearing tonight is concerning the building of the garage.

Jeff D: The 1981 agreement was for the drive-way only, the original agreement for the easement was done in 1874, we want to make sure the construction of the garage will not affect the easement that is in place.

Brian: We are not sure where the pin for the property line would be pulled from in the drive-way itself.

Jeff D: The property line would need to be surveyed along with the west side of the building to make sure that the setback waivers are in accordance with the zoning rules. The third bay of the purposed garage should not cause issues with the property easement. We would like to see a proper site plan to show where the easement would be held up.

Joy: The hearing was warned for only the North Side of the property.

Brian: The current structure is only 3 to 8 feet from the line.

Steve: We do not need to extend the drive-way to build the 3rd bay, the pay would be built on the 12-foot extension of fill.

Jeff D: The fill would need to be in compliance with the easement.

John: We are not increasing the non-conformity of the lot.

Brian: Snow removal will be the same as it has always been, snow from the roof would go down the embankment as the water currently does.

Meeting was adjourned at 7:46pm.

Respectfully Submitted,

Hillary Knapp
Recording Secretary