

BRANDON DEVELOPMENT REVIEW BOARD HEARING

NOVEMBER 10, 2021

CONDITIONAL USE #6155

APPLICANT/LANDOWNER: BERNARD & LOUIE QUESNEL

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

OTHERS PRESENT: George Disorda, Eric Mallory, Bob Kalinowski, Sue Kalinowski, Chris Bird, Steve Bird, Jason Larocque, Kristen Harrison, Jeff Biasuzzi and Hillary Knapp, Secretary.

The hearing was opened at 7:01pm

The warning was read and found to be in order.

Eric Mallory, Chris Bird, Steve Bird, George Disorda, Kristen Harrison, Bob Kalinowski, Sue Kalinowski, Jason Larocque and Jeff Biasuzzi were sworn in.

Eric Mallory, Chris Bird, Steve Bird, George Disorda, Kirstin Harrison and Robert and Susan Kalinowski requested interested party status.

Jason Larocque: I am representing the Quesnel's and have a letter authorizing me to speak on their behalf. I work for Otter Creek Engineering. Bernard and Louie purchased the property earlier this year with the intent of subdividing the property. The parcel is currently 12 acres and the bulk of the properties would be served with municipal water with septic systems. We are first looking to do the conditional use to subdivide the property and will then work on the other permits that would be necessary. As of right now there would be no ACT 250 permit. We have run test pits for waste water and there is adequate soil for septic systems, the Wetlands on the property were delineated and Zappatas has done a site visit. There is a Class 2 Wetlands on site and this would require a 50 foot buffer, which will be followed. The property is looking to be subdivided into 5 lots, one lot being the existing building, 3-2acre plots and one larger 4.3 acre lot on the top of the hill which currently has a buyer for the plot. Our next step after this would be to get Waste Water and Storm Water permits.

Jeff: Waste Water, Act 250 and Storm Water are all State permits. The Town met with Jason for a preliminary meeting and all is in order for a sub-division permit. The purposed new lots are all new editions to the site. The Town has no issues with the permit request.

There were no direct questions from the Board for Jason.

Robert Kalinowski-We are a neighboring property and we have spoken with Lou and he has told us that eventually the plots will be .5 acre each and we do not agree with that type of sub-division.

John Peterson- That is not what we are hearing on tonight, but understand the concern.

Chris Bird-What would prevent them from changing their intent 6-months from now?

John-A whole new application would need to be created and submitted to the Zoning Administrator.

George Disorda- In regards to the Wastewater run-off, is it just going to be a pit in the ground?

Jason-There is no seasonal high water that would prevent in-ground Wastewater. There will be trenches with sand underneath the trenches to slow down the Wastewater. It will be a two trench system, 50 feet long and 4 feet deep with 1,000 gallon tank. Based on the soil and rules a septic system can be used.

George-The Wastewater will overflow into the neighboring properties and there is flooding every spring. I would like to see the Wastewater test done in the spring.

John: The hearing tonight is just for the sub-division and not for a construction permit, but this is good information to know.

Eric Mallory- It states that the point of entry will be an extension to Robin Bird Lane, so there will be no cut-offs on Route 53?

Robert- We have had issues with the other owners and the drive-way and do not want to have any more problems.

Jason- Robin Bird Lane would be used to access the properties and would not cause any problems with the existing properties.

Robert-Our water currently has a curb stop and transfers, what would the new waterline do?

Eric-Will there be a cut-off of North Street to access the new lots?

Jason-No, there will be no access to the new lots from Route 53.

Eric-Are the two apartments being considered a commercial property?

John: Would possibly be a change of use permit but this would need to be looked into.

Jeff- Renovations still make it look like a store front. The Rental Officer and Fire Marshall are in charge of any apartment rentals and the issue of use will be looked into.

A letter from Harold and Linda Russell was given to the board and read into evidence by Eric Mallory (Exhibit A)

Sue Kalinowski read into evidence a letter they had written (Exhibit B)-#618 on the permit application was brought up in the letter in regards to potential mobile homes on the sub-division.

Bob Clark- The mobile home is part of 618 and does not indicate the intent of what the property is used for.

John: The hearing is for the sub-division only

Jason-The application we filled out is a standard form that is required. The Quesnel's are not going to do .5 acres lots and will not be doing water extensions. They are not planning on creating a mobile home part and they are not looking to have multiple family homes built on the lots. They will be single family stick-built houses. They may allow a double-wide to be added to a sub-divided property. I would like to apologize for the Quesnel's for any miscommunication throughout the planning process. It will be on-site sewer, single-family homes that are stick built. New waterlines would be added and not be connected to the existing waterline and would not affect water on the other side of the road.

Robert-The water pressure at our residence is already affected by the current resident in the apartment when they do laundry on a Saturday morning.

Eric-You do not plan on having any fire protection at the sub-division, I have lived in Forestdale most of my life and there were no hydrants in Forest Brook and that is a concern anytime there is a fire there. Would it be prudent to ask the board to add required fire hydrants to the sub-division?

John-That is not part of the permit process today

George Disorda-Would Wayne Kingsley have received the same information that we did? He could not make it here due to medical issues.

John/Bob-He would have received the same information packet in the mail as all the abutters would have. If there is a better address to send future information to, please let the Zoning Administrator know and we can make sure that the information goes to the correct place.

Meeting was adjourned at 7:50pm.