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MAR 22 2022

TOWN OF BRANDON

Town Office Use Only			
Town of Brandon 49 Center Street Brandon, Vermont 05733	Tax Map # <u>6-1-9.01</u>	Parcel ID # <u>0079-1786</u>	Date Completed: _____
Phone: (802) 247-3635 ext. 202	No. of Acres <u>12.6 ±</u>	Fee \$ <u>580</u>	Decision: _____
FAX: (802)-247-5481	Zone <u>RD</u>	Check # <u>BHBC 5631</u>	Rec'd by _____
		Deed Reference _____	

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):
Thomas + Bloddeace Properties LLC
1093 Grove St
Brandon VT 05733

Home Phone: 377-5460
 Work Phone: 345-2760
 Fax Phone: _____
 EMAIL brwn.backdiamond@gmail

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

Home Phone: 377-5460
 Work Phone: 345-2760
 Fax Phone: _____
 EMAIL fnxia.tallman@aol.com

Current property information/location (for boundary adjustments include for all parcels involved):
VE 911 1750 GROVE 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

ADDENDUM A**Performance Objectives and Standards Information**

All references are to the Brandon Land Use Ordinance - Article VI, Section 600. A copy can be reviewed at the Town Offices and on the Town of Brandon website (www.townofbrandon.com). Answer ALL questions with a yes, no or (x) in the appropriate area. Give explanations where needed.

- 601 If Wastewater to the property is/will be disposed by: () town sewer () private septic
 not required.
 Are you increasing the number of bedrooms? NO, if so, how many? _____
 Are you increasing the number of dwelling units? NO, if so, how many? _____
 If this is a business/home occupation, how many employees are expected? _____; how many customers are expected per day? _____
 If you propose a new, or an increase to an existing, (a) connection to a municipal wastewater supply attach a sewer capacity permit; or (b) private wastewater disposal system attach a certification of a designer licensed by the State of Vermont or state permit approval.
- 602 Access for emergency vehicles is (will be) provided by: () town highway, State highway, () class 4 or private road, right of way which must be at least 20' wide and maintained in all-weather and kept unobstructed.
- 603 If Water supply is (will be) provided by: () town water by connection to Brandon Fire District 1 or 2 (attach approval letter), () private well or water source (attach state permit approval), not required.
- 604 Will this project create an increase in the intensity of traffic? _____
 If yes, explain and attach an access permit if required There will be tenants in and out but plenty of space for parking to load/unload belongings
 Will traffic flow generated be beyond the capacity of local roads? NO
 Attach certification by Public Works that local roads are adequate or scheduled to be upgraded.
- 605 Does the design of the intersection (of the access road [driveway] to the site) with local roads conform with the requirements of Vermont Department of Highways (Doc B-71)? YES Will all new driveways have an area to turn around on site? YES Attach access (driveway cut) permit. How many parcels will access drive serve? 2
- 606 Will the project destroy or significantly alter wetlands or natural areas? NO What steps will be taken to minimize environmental damage? _____
- 607 Does your project involve any areas of steep slope? NO What is the grade of the slope? _____
 What percentage of slope will be developed, regraded or stripped of vegetation? _____ Attach certification by a professional engineer.
- 608 Will there be an increase in noise levels as a result of the project? NO Will noise level exceed 70 decibels during daylight hours or 60 decibels during other times of the day at the property line? _____
- 609 Will the project result in any noticeable, clearly apparent vibration on the property of another landowner? YES If yes, explain Neighbors North of the property will see the storage units from their house.

- 623 Will the project cause an excessive increase in quality, rate or rechanneling of water runoff on neighboring properties? NO If yes, what provisions have been made to avoid this possibility? _____
- 624 Will there be an outdoor display of retail products? NO Is this display within the required setback from a street or road? _____ If yes, does it: impede the flow of pedestrian traffic in the CBD? _____ What is the distance of the closest residence in HDMU? _____ Is it a farmstand? _____
- 625 Will there be development within 100' from the mean high water mark of named river and streams? NO, if yes explain _____
Attach Vermont State Floodplain Coordinator approval, if necessary.
- 626 Will there be any excavation or blasting of the clay layer that protects the public water supply? NO
- 627 Will there be any storage of junk or uninspected/unregistered junk vehicles visible from the traveled way of a highway or abutting landowners, or within 50' of any property line? NO
For "junkyards" provide state certification.

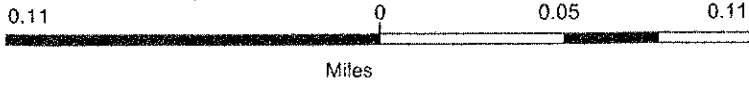
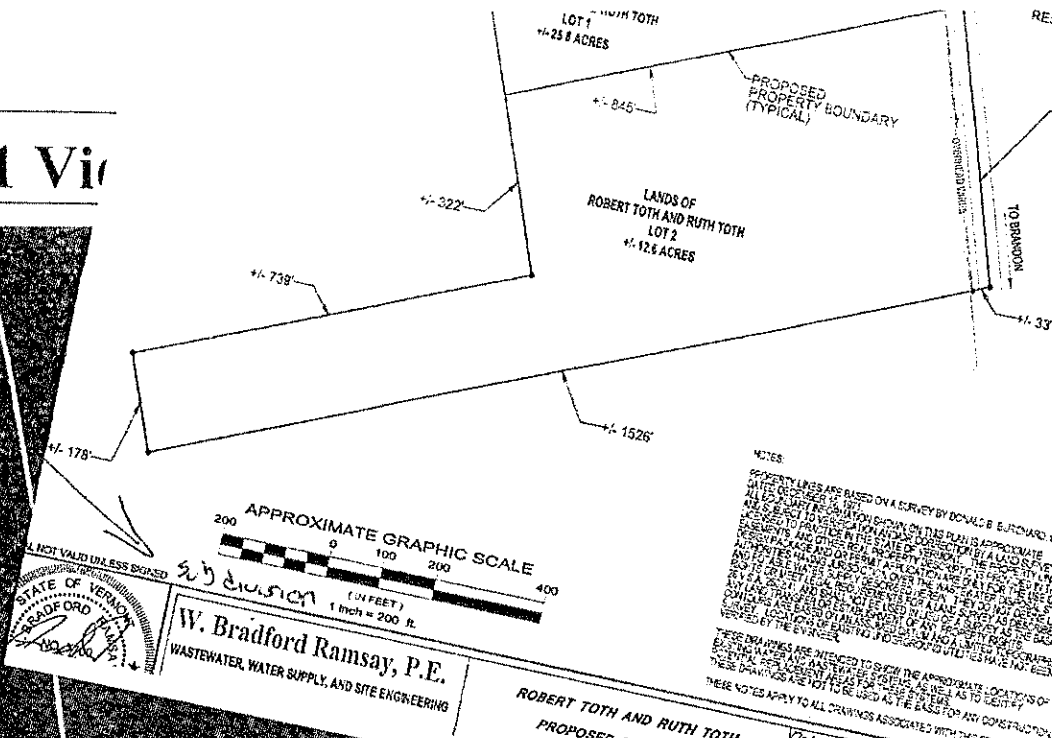
ADDENDUM B

Subdivision / Boundary Line Adjustment Information

1. Pre-subdivision/line adjustment property size (in acres): _____
2. Is the parcel located within a subdivision previously approved by the Development Review Board: _____
If Yes, name of subdivision: _____
3. Number of lots, including the resized original parcel(s), that will be created: _____
4. Number of lots created from the original parcel in the last five years, including the lots being created at this time: _____ Do you plan to create additional lots from this parcel in the future? _____
5. If this subdivision is approved, do you plan to develop it? _____ . *If Yes, you will need to request approval prior to initiating any land development on the property.*
6. Do you plan to utilize cluster development? _____ . *If Yes, Please explain:* _____
7. Do you plan to dedicate any portion of this parcel as open space or common land? _____ . *If Yes, Please explain:* _____
8. Please attach a plan showing the original lot boundary lines and the proposed new boundary lines and dimensions (including acreage).



E9-1-1 Vi



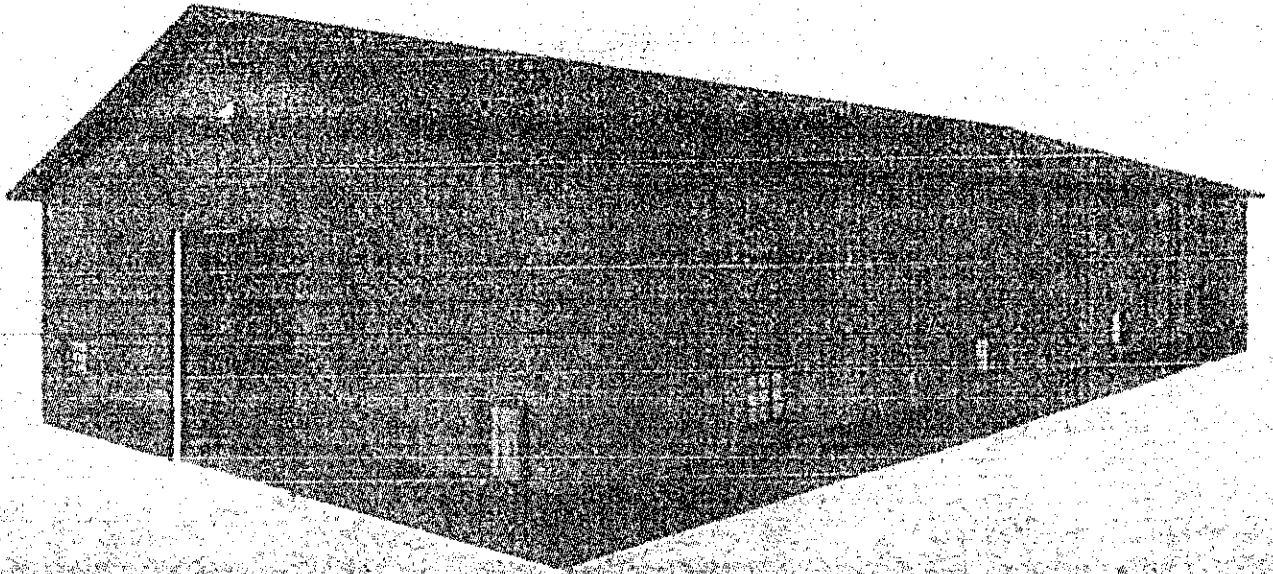
May 3, 2022



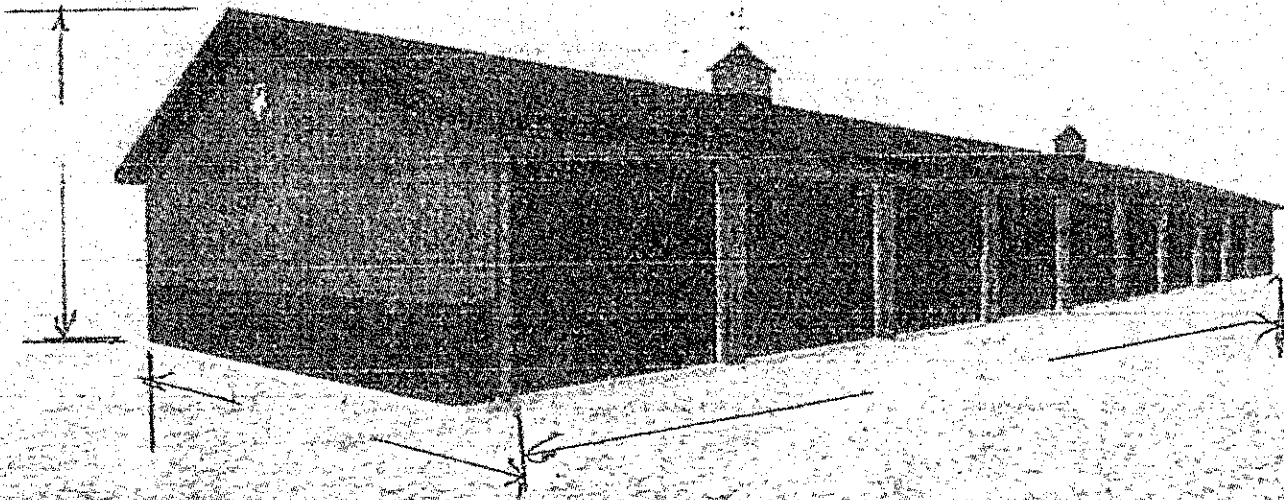
DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. E9 11 and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

PARCEL 6-1-9.01
APPLICATION 6181 - CONDITIONAL USE
6181 - ACT 250

(1) PRINCIPAL BUILDING
50' x 100'
SHOP & STORAGE



(3) ACCESSORY BUILDINGS
30' x 100'
STORAGE



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TOWN OF BRANDON

6181 CONDITIONAL USE

RECEIVED

Application No. _____

ADDENDUM C

Sign Permit Information

(Please complete a separate Addendum C for each sign proposed)

Description of Sign:

Type of Sign (CIRCLE ONE):

- | | | | | |
|---|-------------------------------------|---|--|----------------------------------|
| <input checked="" type="radio"/> Freestanding | <input type="radio"/> Projecting | <input type="radio"/> Facade Wall Mounted | <input type="radio"/> Directory Panel | <input type="radio"/> Add-On |
| <input type="radio"/> Channelled | <input type="radio"/> Awning Banner | <input type="radio"/> Directory Sign | <input type="radio"/> Construction Project | <input type="radio"/> Commercial |
| <input type="radio"/> Portable | <input type="radio"/> Poster | <input type="radio"/> Window | <input type="radio"/> Temporary | <input type="radio"/> Flag |

Size: 3' x 7'

Material: WOOD

Lighting: External (under canopy) Down lit

Setback from Road: 1'

Setback from Sidewalk: N/A

Height from ground to bottom of sign: 41

Height from ground to top of sign, posts, or cornice: 81

List all other signs existing on the property: _____

Will this (these sign(s)) remain or be removed: _____

Please provide a detailed drawing, description, or blueprint showing the construction details of the sign and showing the following:

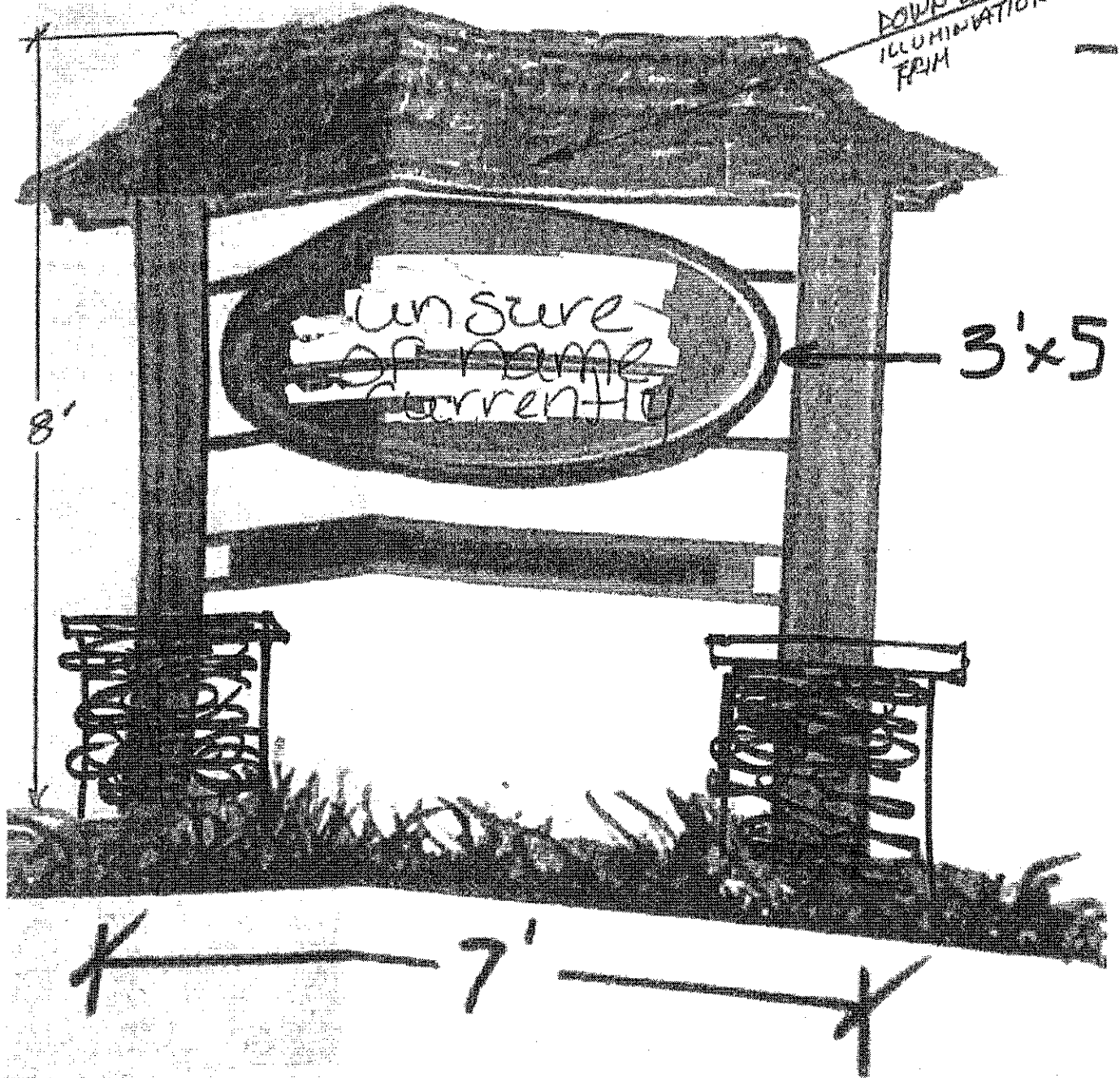
- lot dimensions and building location/dimensions
- lettering and/or pictorial matter composing the sign
- position/location of sign
- method and intensity of lighting and information regarding any proposed lighting fixtures
- details of any other extraneous devices
- method of attachment to the buildings or in the ground
- A color sketch of the sign and building as they would appear in relation to each other

APR 18 2022

TOWN OF BRANDON

APPLICANT 6181-CONDITIONAL USE
6181-ACT 250

DOWN UP
ILLUMINATION UNDER
FRM



PROPOSED SIGN

N.T.S.

Plan is to have sign Exactly like the Black Diamond Builders sign across the rd. Name will be different

Brandon Land Use Ordinance
 May 29, 2006
 Amended February 22, 2010, Amended March 22, 2010,
 Amended February 27, 2012, Amended May 7, 2012,
 Amended January 5, 2017, Amended August 27, 2018,
 Adopted July 27, 2020

Section 305. Rural Development Districts

(a) Rural Districts includes those lands that have been determined to be unsuitable for extensive development because of their ecological or topographical characteristics, the unavailability or inadequacy of public infrastructure, or reduced growth planning considerations. The boundaries of Rural Development Districts are located on the official Land Use District Map posted in the Brandon Town Offices.

(b) Uses Requiring a Conditional Use Permit in Rural Development Districts: Natural Resource Extraction Uses, Community Support and Recreational Uses, Commercial I, Public Service Uses, Mobile Home Parks, Commercial II Uses, High Impact Uses, and Light Manufacturing Uses.

(c) Maximum Building Height in Rural Development Districts: 36 Feet. (See Section 325 for height exemptions.)

(d) Maximum Impervious Lot Coverage by building and paving in Rural Development Districts: 30%

(e) Minimum Lot Size for Each Primary Structure in Rural Development Districts: two acres

15

(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 >40mph
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

(g) Minimum Number of Acres Per Dwelling Unit in Rural Districts: two acres. (See Section 324 for density exception and Section 409 for exemption for accessory dwelling units.)

RE: number of primary structures, BLUO Section 107 (a): *More than One Primary Structure or Use on a Lot* states, "More than one primary structure may be allowed on a lot, as long as all new construction complies with the applicable provisions of this Ordinance."

Local Review of
Act 250 Criteria 6, 7, and 10

Rev 18 Dec 2007

Date Completed: 01/10/2008 File Number: _____

Printed Name of Property Owner: Brian Thomas + Tricia Bilodeau

Property Owner's Mailing Address: 1091 Grove St Brandon 05133

Home Phone: (800) 345-2700 Work Phone: (800) 377-2400

Fax Number: () _____

E-Mail Address: Brian@blackdiamond@gmail.com

Signature of Property Owner: Tricia Brian
tricia.fairman@aol.com

Printed Name of Applicant (if different from Property Owner): _____

Relationship of Applicant to Owner: _____

Applicant's Mailing Address: _____

Home Phone: () _____ Work Phone: () _____

Fax Number: () _____

E-Mail Address _____@_____

Signature of Applicant _____

Physical Address of Property: 1750 Grove St Brandon 05133

Property Size (in Acres): 12.2

Detailed Description of the Current Use of the Property
Open lot

Detailed Description of the Proposed Use of the Property
would like to put 3 storage units 30'x100' and one specialty storage unit 50'x100'. Will be completed in phases not all at once. Possibly a five year plan. All depends on finances and how full the first unit gets.