

TOWN of BRANDON, VT
APPLICATION to DEVELOPMENT REVIEW BOARD (DRB)
FOR SETBACK WAIVER per Section 1016 of B.L.U.O.

Application # 6182

LANDOWNER: KERRIE QUINN + ROSS MCLOMAY PHONE: 802-247-2770
EMAIL: KERRQU1@GMAIL.COM

APPLICANT (IF Not the Owner) _____ PHONE: _____
EMAIL: _____

ADDRESS OF SUBJECT PROPERTY 6 N. SEMINARY ST TAX MAP# 23-50-9.9

ZONING DISTRICT: NR SUBJECT PROPERTY AREA (acreage): 0.29 A

Describe in detail the Conditions that the DRB may consider as grounds for this request for a waiver of the usual setback requirements :

- Request is for set back to create a coherent & cohesive addition to existing home built in 1926.
- Current code requires a 24.5 "low" from the middle of N. Seminary plus a 20 ft. set back from that point - Current home's foundation is 34.5 feet from middle of N. Seminary. Our request is for 10 foot waiver from the set back. New construction to be consistent with existing home.
- Neighbors are aware of plans and have offered their support for the project.

Signature of Landowner(s): [Signature] date May 10 2022

Detailed Description of Proposed Project:

Addition to existing home (formerly the Little House Vermont vacation rental) to create one level living, senior friendly for our future days. Plans created to be cohesive with existing home built in 1926. Plan includes great room with kitchen, guest bedroom w. bath and enclosed porch. Attached 2 car garage. (See plans) This will serve as our primary residence.

RECEIVED

APR 14 2022

Application No.: 6182

TOWN OF BRANDON		Town Office Use Only	
Town of Brandon 49 Center Street Brandon, Vermont 05733	Tax Map # <u>23-50-9,01</u> Parcel ID # <u>0047-0006</u> No. of Acres <u>0.29</u> Fee \$ <u>121 = 0.29 x \$417, 250 DRB Fee (\$617)</u> Zone <u>NR</u>	Date Completed: _____ Decision: _____ Deed Reference <u>B 219 M 387</u>	
Phone: (802) 247-3635 ext. 202 FAX: (802) 247-5481			

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):
KERRIE QUINN
RUSSELL MCCOLMAN
23 E. PROSPECT ST
BRANDON, VT 05733

Home Phone: 802 247 2770
 Work Phone: 802 989 9921
 Fax Phone: 347 661 4614
 EMAIL KERRQUIN@gmail.com
Russmccolman@aol.com

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):
6 NORTH SEMINARY STREET

- 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

[10/12]
 Pg 1

ALL Questions require an answer:
Y = Yes. N = No, NA = Not Applicable

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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? Y, if so, how many? 1
Are you increasing the number of dwelling units? N, if so, how many? _____
If this is a business/home occupation, how many employees are expected? N; how many customers are expected per day? N
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? N
If yes, explain and attach an access permit if required _____
Will traffic flow generated be beyond the capacity of local roads? N
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)? Y Will all new driveways have an area to turn around on site? N/A Attach access (driveway cut) permit. How many parcels will access drive serve? _____
- 606 Will the project destroy or significantly alter wetlands or natural areas? N What steps will be taken to minimize environmental damage? _____
- 607 Does your project involve any areas of steep slope? N 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? Y Will noise level exceed 70 decibels during daylight hours or 60 decibels during other times of the day at the property line?
No
- 609 Will the project result in any noticeable, clearly apparent vibration on the property of another landowner?
No If yes, explain _____

#6182

TOWN OF BRANDON
49 CENTER STREET
BRANDON, VERMONT 05733

Sewer Capacity/Sewer Tap Permit # C-326

Property Owner: Russell W. McColman & Kerrie Quinn, 23 East Prospect Street, Brandon, VT 05733

Property Tax Map # 23-50-09.01 Gallons Reserved: 140 gpd

Locatable Address: 6 North Seminary Street

Project Description: to reserve sewer capacity for second bedroom


This permit for (X) Sewer Capacity Assurance and/or () Connection (Tap) to Municipal Sewer is approved subject to compliance with the conditions, specifications and restrictions of the application and covers only the work described in the application. It shall be valid for a period of two (2) years from the date of issuance.

The acceptance of this Permit shall bind the applicant/property owner and his agents to the terms of this Permit. The applicant agrees to accept and abide by all provisions of the Sewer Ordinance of the Town of Brandon, and all other pertinent Ordinances or regulations that may be adopted in the future and to maintain the building sewer (private line to the main) at no expense to the Town.

Town of Brandon personnel *shall observe all taps* to the municipal sewer. The applicant *must call* (802) 247-6730 *seven days prior* to the proposed connection date to schedule with Wastewater personnel. The applicant is responsible for all cost of excavation, inspection and materials required in conforming to standards. All cost incurred by the Town of Brandon *shall be deducted* from the deposit. The applicant/property owner shall assume all responsibility for damage resulting from excavation work and shall save the Town of Brandon, Vermont harmless.

Any connection made without proper permit approval or failure to comply with any provisions of the Town of Brandon Sewer Ordinance may result in possible penalties of up to \$500.00 per day, each day constituting a separate violation and prosecution under Title 24 VSA and Title 18 VSA.

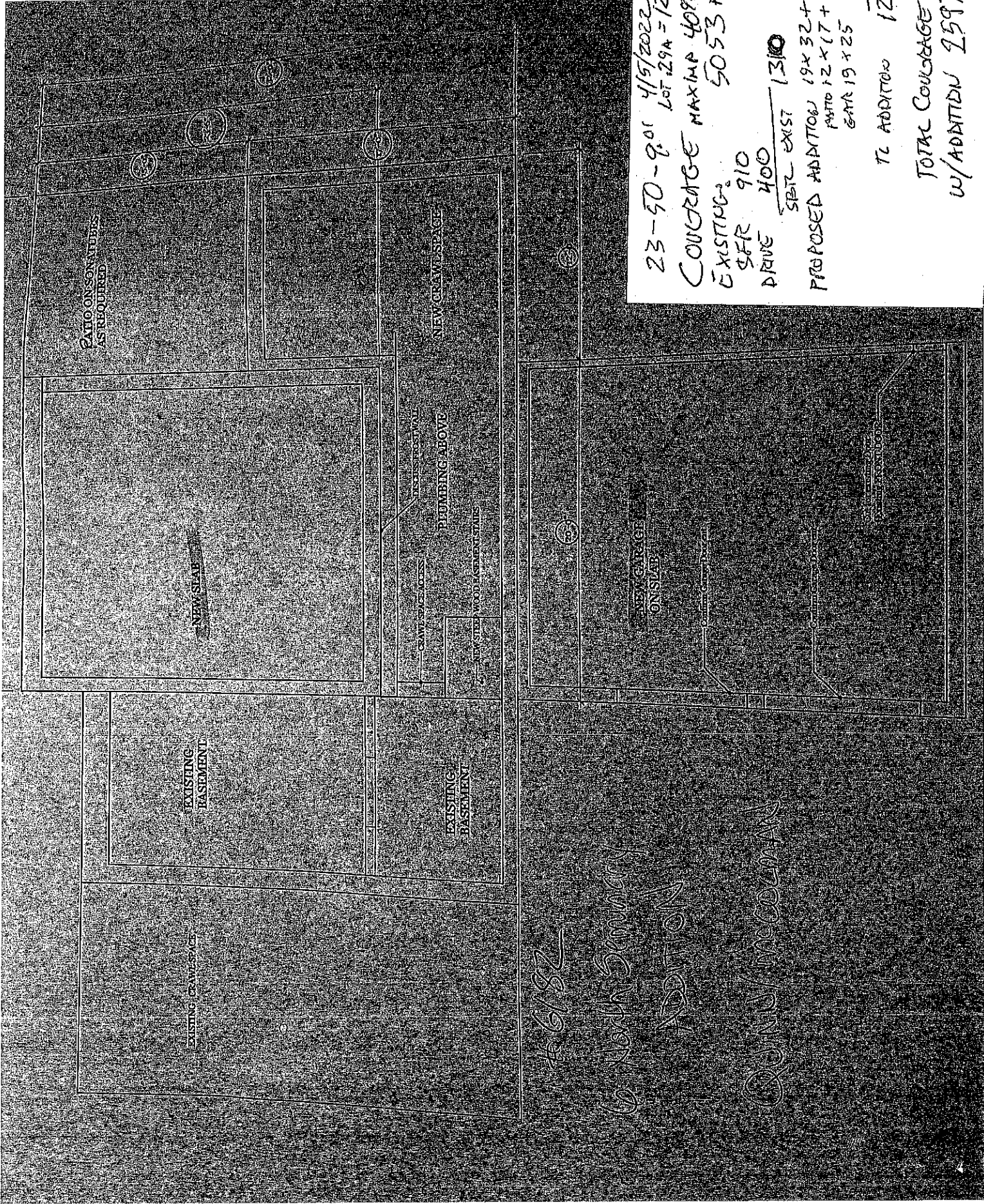
This is a local permit. State permits may be required for this project. The applicant is encouraged to contact the Vermont Agency of Natural Resources at (802) 282-6488 to speak with Rick Oberkirch, Permit Specialist to request a Project Review Sheet (PRS). The PRS is a preliminary determination of not only environmental permits, but any state permit your project may need.

Signed:  ATN
David J. Atherton
Town Manager

Issued on: April 19, 2022

Comments: This one-bedroom residence is connected to the municipal sewer system. Sewer capacity of 140 gpd was grandfathered. This permit secures additional sewer capacity of 140 gpd to allow for the addition of a second bedroom. **The total sewer capacity now reserved for 6 North Seminary Street is 280 gallons per day.**

cc: Stephen J. Cijka, Chief Operator, Wastewater Treatment Plant
Jeff Biasuzzi, Zoning Administrator



23-50-9.01 4/5/2022 RC
 Lot 29A = 12634

COVERAGE MAXIMUM 40%
 EXISTING 5053 FT²

SFR 910
 DRIVE 400

SFR EXIST 1310

PROPOSED ADDITION 19x32+ = 608
 PART 12x17 + 204
 GAR 19x25 475

TOTAL ADDITION 1287

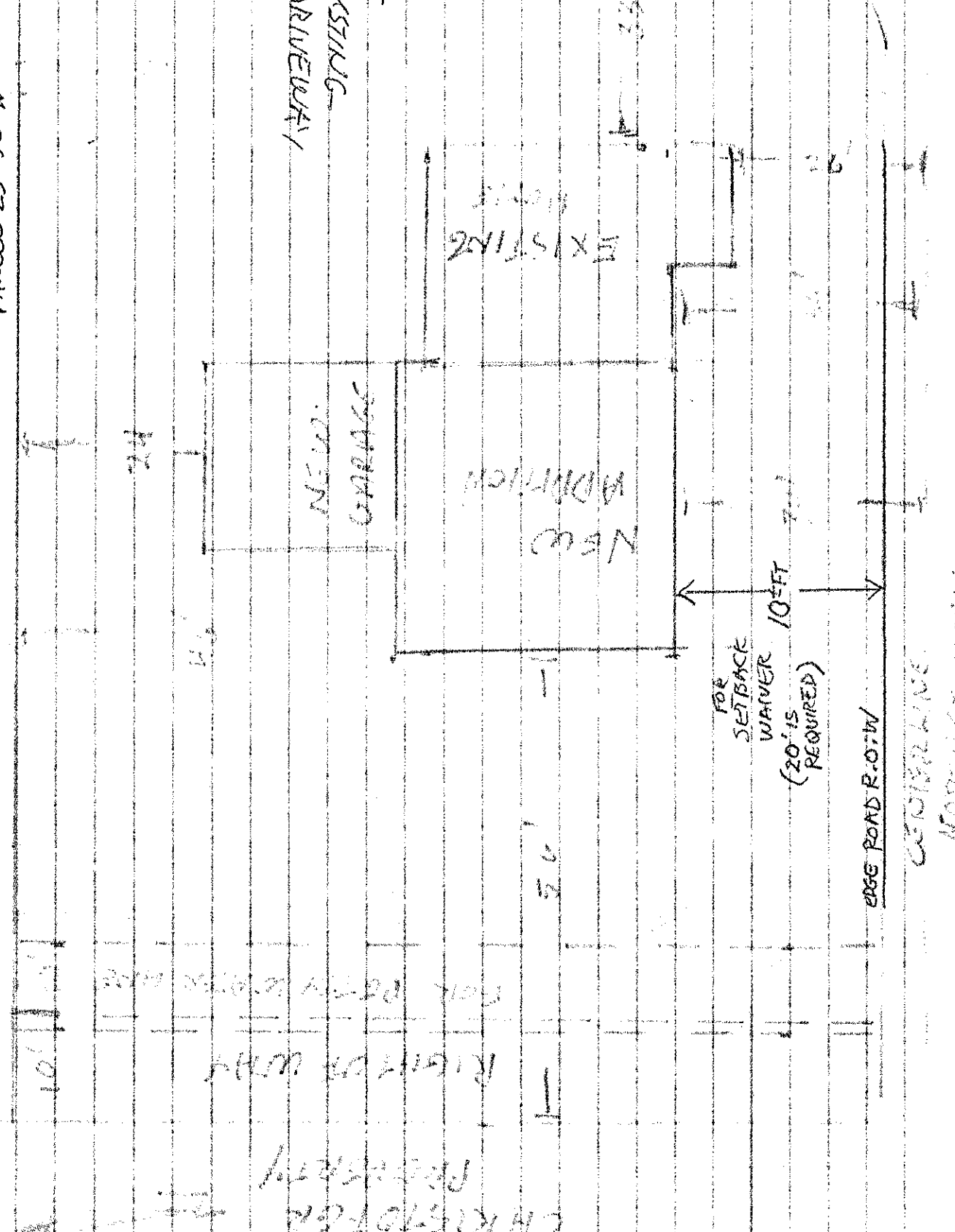
TOTAL COVERAGE
 W/ADDITION 2597 (51%)

281982

6 North Street
 ADDITION

CONNY MACCOLMAN

APRIL 6 1982
PARCEL 23-50-901



MEASUREMENTS FROM CENTERLINE TO PROPERTY CORNERS TO BE MADE