

BRANDON DEVELOPMENT REVIEW BOARD HEARING

MAY 25, 2022

CONDITIONAL USE APPLICATION #6181

APPLICANT/LANDOWNER: THOMAS & BILODEAU PROPERTIES LLC

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

OTHERS PRESENT: Brian Thomas, Cody Quesnel, Seth Goddard, Jeff Biasuzzi and Hillary Knapp, Secretary.

The hearing was opened at 7:09pm.

The warning was read and found to be in order.

Brian Thomas, Seth Goddard and Jeff Biasuzzi were sworn in.

Cody Quesnel requested interested party status.

Brian: We are applying to build 3 storage units, with the intent to build one storage unit to begin with. All four buildings will be completed in 3 to 5 years. As with our other property we will maintain a well-organized and clean space. The buildings will be three 30x100 units and one 50x100 unit.

Jeff: The application and site plan are well developed. The applicants have also developed a storm water plan. The property is 12.61 acres and the current planned development of the property is 2.6 acres. This conforms to the BLUO's requirements and would be considered a commercial level 2 use. There are no changes being made to the current buildings they own. This building will be done in phases, which can be approved to be down so by the board.

Jack: Has the permit been approved for the sign?

Jeff: The signage will be approved by the Zoning Administrator.

Jack: What will the height of the buildings be?

Brian: The storage units (30x100) will be 13 feet from ridge to grade. The 5x100 will be 25' ridge to grade.

Jack: The general storage building will not have restrooms?

Brian: No, that building will not have any restrooms.

John: When I first look at the site plan, I was concerned there was no screening on them. I can see that now there are several trees that will be planted for screening.

Brian: Our goal would be to have at least five trees for screening

Jeff: Will the gable ends of the storage units have multiple doors?

Brian: There will be no doors on the gable ends, most likely fake windows.

John: Will there be 24-hour lighting?

Brian: We are not sure, if there is lighting it will either be motion lighting or 24 hour lighting.

Jeff: There can be two types of lighting a more muted security lighting or a public safety lighting which is more powerful. What will the hours of operation be?

Brian: I am assuming 24-7 but that could be discussed.

John: It would be convenient to have 24-7 access.

Jeff: The trend in storage units has been to have gated access to the storage units with electronic cards to get in.

Brian: Our goal would be to be similar to the Ethan Allen Storage Units in Middlebury.

Meeting was adjourned at 7:22pm

Respectfully Submitted,

Hillary Knapp
Recording Secretary