

**BRANDON DEVELOPMENT REVIEW BOARD HEARING**

**AUGUST 24, 2022**

**CONDITIONAL USE APPLICATION #6203**

**APPLICANT: STEPHEN EATON LANDOWNER: OTTER VALLEY UNION UNIFIED SCHOOL DISTRICT**

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

**OTHERS PRESENT:** Vicki Wells, Stephen Easton, Dan Raabe, Jeff Biasuzzi and Hillary Knapp, Secretary.

The hearing was opened at 7:01pm.

The warning was read and found to be in order.

Vicki Wells, Stephen Eaton, Dan Raabe and Jeff Biasuzzi were sworn in.

No interested party status was requested.

**Stephen Eaton:** I am the Facilities Manager for the Otter Valley Union Unified School District. We are looking to add a modular building that will act as mostly office space but will include the Spanish classroom. This will be located in the same place the old modular unit had been placed. There are already drain pipes and water pipes for hook up in that space. Neshobe needs room to expand but there is no addition of staff or students with the addition of the modular unit. Currently staff and students are using closets, hallways and other public spaces as classrooms. There have been new students that have applied within the last couple of weeks but the application was submitted with 500 students listed.

**Vicki Wells:** We are currently at a place where we are putting multiple adults in small spaces with students. The Spanish teacher has not had a classroom and currently uses a cart that is brought into the students classroom for their Spanish lessons. The other spots will be used for Special Education and Intervention spaces that are not in public spaces. There are currently 430 students enrolled at the school and an average of 70-80 staff members on a daily basis at the school.

**Jeff B:** The application is compliant with the Brandon Land Use Ordinance with coverages and setbacks. The project required a DRB review due to being located in the Aquifer District. ACT 250 has decided to review as an administrative review and that no new application for ACT 250 is required. There is a waste water application in the works. The Town does not have any issues with the application as submitted. Mr. Eaton has been in contact with the Town Officials in regards to fire, rescue and other services at the school.

**Stephen:** ACT 250 is requiring an administrative amendment. The Fire Marshal has walked the property and has discussed where the building should be located. Submitted site plans **\*\*Exhibit A\*\***. Once approved the through the Agency of Natural Resources, it will be the last permit required for the project. We did not have to do anything with storm water runoff as we are working on another project that requires the storm water permits and we are able to update the permits as both projects are completed.

**Jack:** There was formally a modular unit on the property?

**Stephen:** There was a modular on the property quite a while ago, we are not exactly sure when it was there.

**Jack:** Will this be on a paved area?

**Stephen:** It will not be on a paved area, but a dry area where there is pavement near it.

**Jack:** Will this be anchored?

**Stephen:** The modular will be anchored to a pad, that will be poured and this will need to be approved before the building can start. We are currently doing a similar modular until in Leicester. The one at Neshobe will be the same.

**Bob:** Would you like to have this started this school year?

**Stephen:** We would love to start it this year, but with supply chain it may take a while. This would most likely start when the modular gets here in November. It could be done after the Holiday Break. We currently have two bids, we are supposed to have three but are hoping the State will allow us to continue with the two bids we have received.

**Ralph:** On the permit application it shows that it will be to right of the Art building, on the site plan in the packet it shows that it will be on the left?

**Stephen:** On the plan in the packet it was drawn incorrectly, it will be located between the Art building and the garage.

Meeting was adjourned at 7:18pm

Respectfully Submitted,

Hillary Knapp  
Recording Secretary