

BRANDON DEVELOPMENT REVIEW BOARD HEARING

NOVEMBER 15, 2022

CONDITIONAL USE #6220

APPLICANT: VERMONT INTEGRATED ARCHITECTURE PC

OWNER: BRANDON FREE PUBLIC LIBRARY

BOARD MEMBERS PRESENT: Sam Stone, John Peterson, Bob Clark, James Desmarais and Jack Schneider

OTHERS PRESENT: John Hayes, Molly Kennedy, Jesse Gillette, David Roberts, Jeff Biasuzzi and Hillary Knapp, Secretary.

The hearing was opened at 7:19pm

The warning was read and found to be in order.

Molly Kennedy, Jesse Gillette, David Roberts and Jeff Biasuzzi were sworn in.

No interested party status was requested.

John Peterson recused himself from the hearing as he is part of the library board.

Molly: This is an accessibility project, the bulk of the renovations will be to create accessibility in the building. The elevator and stairway will provide access to all the floors at the library. The basement will house the book sale and additional programming space. There will be an enlarged children's area. The flow of traffic into the library will also be updated. This will also allow the library to have accessible bathrooms, which it has not been able to have. There will be a creation of a vestibule and the addition of heat pumps.

David: This has been a long process and we have hired a group of people to create the process of the upgrades. The upgrades to the building have been approved by all those individuals and government entities.

Jeff: All the engineering work has been well researched. This has not changed any water or sewer usages. There are no objections from the Town on this project. More meeting space may increase the use of the building but the parking spots have not increased.

Jack: There will be an addition of a vestibule and the tower stairway, are there any other changes?

Jesse: Upgraded and new windows are included in the project and will match the existing historic windows. The new construction will have different windows from the original windows, including the 3rd floor.

Sam: In regards to parking, have you received any feedback on parking in the area?

David: Parking can be a challenge; employees are parking down on Park Street. We have asked for more stripes for parking but this has not been completed yet.

Sam: How many parking spots do you have?

David: Eight parking spots total. Three for the library tenants and five for the library's use.

Sam: Is the footprint increasing? No issues with drainage?

Jesse: The civil engineer on the project has evaluated the drainage and we do not require a storm water permit.

Sam: What is the timeline of the project?

Jesse: We are working with Naylor and Breen and the construction will start April 2023 and end April 2024.

Dave: There will be six weeks of asbestos abatement. The library will be moved to the Town Hall basement during the construction.

The hearing was closed at 7:35pm.