

PUBLIC HEARING NOTICE: BRANDON DEVELOPMENT REVIEW BOARD (DRB)

The Brandon Development Review Board will hold Public Hearings on Wednesday, September 13, 2023 at 7:00 pm in the Brandon Town Hall Ground Floor Meeting Room and via Zoom (P.C. or telephone) to consider the following applications:

Application #6256: from T-Mobile Northeast to dismantle and remove the existing cellular telecommunications equipment from the Brandon Congregational Church Inc. at 1 Carver St. (Parcel 22-51-75), located in the Central Business District. This requires DRB review per Sections 901, 903, and 908 of the Brandon Land Use Ordinance (BLUO).

Application #6267 from John & Theresa Rowe, located at 1069 Carver St. (Parcel 10-2-21) in the Rural Development zone. The Owners request removal of existing detached garage and construct a detached 30' x 30' garage with a setback waiver request from property lines, per BLUO Section 1016.

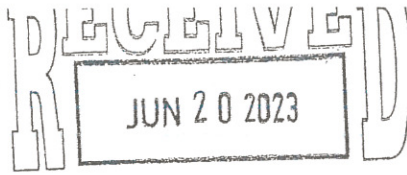
Application #6268 from the Otter Valley Unified Union School District's high school facility at 2957 Franklin St. (Parcel 10-2-43.04) in the Rural Development zone. The project requests installation of a detached modular classroom structure on the western side of the existing main building; a Conditional Use per BLUO Section 304(c).

Application #6269 from Jesse Bilodeau (Owner), d.b.a. BRN Franklin LLC, located at 18 Franklin St. (Parcel 23-51-42) in the Neighborhood Residential Zone. Owners request a variance of BLUO Section 304(h) to convert an existing commercial space with residential accommodations and two other dwelling units to a multi-family structure with five dwelling units.

These Hearings will be conducted in-person, following recommended Covid prevention measures. Remote (Zoom) Participation is also available and log-in Instructions will be posted in Town and Post Offices as well as on DRB page at www.TownofBrandon.com

Concise copies of these applications will be posted on the DRB page and a complete copy is available for review in Town Office, 49 Center St.

Interested Parties are to be registered or logged in and present testimony, or have submitted written testimony to the Town by 7:10 pm of the Hearing date, or they may forfeit their right to appeal any decision of the DRB to VT Superior Court (Environmental Division).

Application No.: 6256

By: _____		Town Office Use Only	
Town of Brandon	Tax Map # <u>22-51-75</u>	Date Completed: _____	
49 Center Street	Parcel ID # <u>0137-0020</u>	Decision: _____	
Brandon, Vermont 05733	No. of Acres <u>0.29</u>	Rec'd by _____	
Phone: (802) 247-3635	Fee \$ _____	Check # _____	
FAX: (802) 247-5481	Zone <u>CBD</u>	Deed Reference <u>B 45 P 7</u>	

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s): Brandon Congregational Church, Inc
1 Carver Street
Brandon, VT 05733

Home Phone: 610-992-4101 x140
Work Phone: 610-992-4101 x140
Fax Phone: n/a
Email: n/a

Name and Address of Applicant: T-Mobile Northeast LLC c/o Rob Wilson
475 Virginia Drive, Ft. Washington, PA 19034

Home Phone: 484-919-0391
Work Phone: 484-919-0391
Fax Phone: n/a
Email: rwilson@qualtekwireless.com

Current property information/location (for boundary adjustments include for all parcels involved):

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: 12

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

TOWN OF BRANDON
Date: 08/30/2023 Time: 09:25:44
Clerk: Register
Account:
Name: QUALTEK WIRELESS LLC
Comments: 6256

Description	Amount
Land Use Permit Revenue	245.00
Land Use Permit Revenue	11.00
Land Use Permit Revenue	4.00

TOTAL: 260.00
Check Number: 44415

Application No.: 6256

1. Give a detailed description of the CURRENT use of the property, how many buildings and their respective uses, dimensions, setbacks, etc: Wireless Telecommunication Facility
2. Give a detailed description of the PROPOSED project:
 - a) Describe the construction (include building dimension, size and location), and the proposed use: Remove ALL of Sprint's existing cellular antenna equipment and restore to previous condition minus normal wear and tear. REFER TO SCOPE OF WORK (ATTACHED)
 - b) Does it involve erecting a sign (Please complete Addendum C attached), fence, pre-made structure or installing a pool? No If yes, describe dimension, size and location:

 - c) Does it involve a change of use? No If yes, describe current use and proposed use:

 - d) Does it involve a subdivision or boundary line adjustment? No If Yes, Please complete Addendum B attached.
 - e) Does it involve construction of an agricultural structure or use? No If Yes, Please complete Addendum D attached.
 - f) Does it involve development or construction in a flood hazard area? No If Yes, Please complete Addendum E attached.
3. Give the estimated cost of the project: \$ 18,500
4. Answer ALL questions on Addendum A to this Application, pertaining to the Performance Objectives and Standards in Section 601 - 627 in the Brandon Land Use Ordinance, for ALL applications.
5. Attach a site plan or use the grid on the last page to draw an ACCURATE sketch of the lot showing all EXISTING structures and all PROPOSED construction. Give all dimensions of lots and structures, as well as the distance from property lines, other structures and septic.

Intended Start Date: 8/4/2023
Intended Completion Date: 8/11/2023

I certify that the statements made by me in this Application For Land Use Permit are accurate and complete. I hereby grant permission to the Town of Brandon to allow its agent to inspect this property relative to this application for both approval and to ensure compliance once project is complete. I understand that this is an application for a local permit. To find out if State permits may be needed, I should contact the Rutland Offices of the District Environmental Commission at 802-786-5900 and the Department of Labor and Industry at 802-786-5867.

Date 6/16/2023 Landowner Sam G., Chair Brandon Congregation
Landowner Church Trustees
If different from landowner, Applicant Robert C. Wilson, e/o T-Mobile
Site Acquisition Manager

Comments by the Administrative Officer: APPLICATION COMPLETE 6/20/23, 2A REQUESTED/REFERRED
APP/PUBLIC HEARING DATES FROM DRB 6/28/2023, NO DATE SET AS OF 7/17/23
APPLICATION REFERRED TO DRB BY USPS, 7/18/2023. QMB/ZA
DRB PUBLIC HEARING WARNED FOR WED. SEPT. 13, 2023, 7⁰⁰ PM, TOWN HALL
1 CONANT SQ
BRANDON VILL.
QMB/ZA

Site Walk Notes: Decommission Sprint Site NE53XC636Type: SteepleSCOPE OF WORKREMOVE:

- (2) Equipment cabinets
- (3) Hybrid cables
- (2) Antennas on pipe behind stealth panel
- Coax hybrid junction box
- (2) RRUs on H-Frames
- H-Frames
- (6) RRUs
- PPC
- Telco
- Pull out all electrical wire and telco from conduits. Shut off electrical service from meter.

RESTORE:

- Restore the steeple exterior to original condition removing the stealth covers and matching the existing woodwork and crown moldings.
- Sheetrock, patch, paint and areas disturbed during the removal of the equipment from the steeple.
- Cut and cap any conditions not removed.

RESTORATION SOW:

Provide stating to cut out water damaged Sheetrock & repair damaged framing. Patch Sheetrock, 3-4 coats of joint compound. Sand & paint to match existing areas of Sheetrock. Provide crane with man basket. Frame in new columns and trim with crown molding to match original condition. Paint to match existing (Include disposal of construction debris).

received 6/27/23

Application No.: 6267

Town Office Use Only			
Town of Brandon 49 Center Street Brandon, Vermont 05733	Tax Map # <u>10-2-21</u> Parcel ID # <u>0087-1069</u> No. of Acres _____ Fee S _____ Zone <u>RURAL DEV.</u>	Date Completed: _____ Decision: _____ Check # _____ Rec'd by _____ Deed Reference _____	
Phone: (802) 247-3635 ext. 202 FAX: (802) 247-5481			

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):
JOHN & THERESA ROWE
1069 CARVER ST
BRANDON VT 05733

Home Phone: John 802-353-3954 cell
Work Phone: TERESA 770-4180 cell
Fax Phone: _____
EMAIL RippinRowe1@gmail.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):
1069 CARVER 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 D)

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

TOWN OF BRANDON
Date: 06/27/2023 Time: 10:20:53
Clerk: Register
Account:
Name: ROWE, THERESA
Comments: ZONING PERMIT AND DRB

Description	Amount
Land Use Permit Revenue	288.00
Land Use Permit Revenue	33.00
Land Use Permit Revenue	12.00

TOTAL: 333.00
Check Number: 1519

[10/12]
Pg 1

Application No.: 6267

1. Give a detailed description of the CURRENT use of the property, how many buildings and their respective uses, dimensions, setbacks, etc: garage
2. Give a detailed description of the PROPOSED project:
 - a) Describe the construction (include building dimension, size and location), and the proposed use: REMOVE EXISTING 20'x22' NON-CONFORMING GARAGE RE-CONSTRUCT NON-CONFORMING (SETBACK) 30'x30' GARAGE
 - b) Does it involve erecting a sign (Please complete Addendum C attached), fence, pre-made structure or installing a pool? N If yes, describe dimension, size and location:
 - c) Does it involve a change of use? N If yes, describe current use and proposed use:
 - d) Does it involve a subdivision or boundary line adjustment? N If Yes, Please complete Addendum B attached.
 - e) Does it involve construction of an agricultural structure or use? N If Yes, Please complete Addendum D attached.
 - f) Does it involve development or construction in a flood hazard area? N If Yes, Please complete Addendum E attached.
3. Give the estimated cost of the project: \$ _____
4. Answer ALL questions on Addendum A to this Application, pertaining to the Performance Objectives and Standards in Section 601 - 627 in the Brandon Land Use Ordinance, for ALL applications.
5. Attach a site plan or use the grid on the last page to draw an ACCURATE sketch of the lot showing all EXISTING structures and all PROPOSED construction. Give all dimensions of lots and structures, as well as the distance from property lines, other structures and septic.

Intended Start Date: _____
Intended Completion Date: _____

I certify that the statements made by me in this Application For Land Use Permit are accurate and complete. I hereby grant permission to the Town of Brandon to allow its agent to inspect this property relative to this application for both approval and to ensure compliance once project is complete. I understand that this is an application for a local permit. To find out if State permits may be needed, I should contact the Rutland Offices of the District Environmental Commission at 802-786-5900 and the Department of Labor and Industry at 802-786-5867.

Date _____

Landowner _____
Landowner _____

If different from landowner, Applicant _____

Comments by the Administrative Officer: REFERRED TO DRB 6/28/23
PUBLIC HEARING WARNED FOR 9/13/2023, 7:00 PM, TOWN HALL (1 COURT SQ)

LONG FORM
COMMERCIAL
& NON-RESID.

Application No.: 6268

JUL 18 2023
REVIEWS 7/18 NO FEE
(INCOMPLETE)

By:

Town Office Use Only			
Town of Brandon 49 Center Street Brandon, Vermont 05733	Tax Map # <u>10-2-43.04</u> (FORMER 10-2-48)	Parcel ID # <u>SCHOOL ODO</u>	Date Completed: _____
Phone: (802) 247-3635 ext. 202 FAX: (802) 247-5481	No. of Acres <u>400.54</u>	Decision: _____	Rec'd by _____
	Fee \$ _____	Check # _____	Deed Reference <u>B 75 P 278</u>
	Zone <u>RURAL DEV</u>		

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):
Rutland Northeast SU
OTTAWA VALLEY UNIFIED UNION Sch. Dist.
49 COURT DR; BRANDON VT 05733 Home Phone: 802-2475757
Work Phone: _____
Fax Phone: _____
EMAIL rvigue@rnesu.org

Name and Address of Applicant(s)
(if different from property owner):
SAME Home Phone: _____
Work Phone: _____
Fax Phone: _____
EMAIL _____

Current property information/location (for boundary adjustments include for all parcels involved):
2957 Franklin St, Brandon, VT 05733

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

Application No.: _____

1. Give a detailed description of the CURRENT use of the property, how many buildings and their respective uses, dimensions, setbacks, etc: School + wastewater plant
2. Give a detailed description of the PROPOSED project:
 - a) Describe the construction, (include building dimension, size and location), and the proposed use: 76x28' MODULAR to be used for Educational purposes
 - b) Does it involve erecting a sign (Please complete Addendum C attached), fence, pre-made structure or installing a pool? NO If yes, describe dimension, size and location: _____
 - c) Does it involve a change of use? NO If yes, describe current use and proposed use: _____
 - d) Does it involve a subdivision or boundary line adjustment? NO If Yes, Please complete Addendum B attached.
 - e) Does it involve construction of an agricultural structure or use? NO If Yes, Please complete Addendum D attached.
 - f) Does it involve development or construction in a flood hazard area? NO If Yes, Please complete Addendum E attached.
3. Give the estimated cost of the project: \$ 450,000
4. Answer ALL questions on Addendum A to this Application, pertaining to the Performance Objectives and Standards in Section 601 - 627 in the Brandon Land Use Ordinance, for ALL applications.
5. Attach a site plan or use the grid on the last page to draw an ACCURATE sketch of the lot showing all EXISTING structures and all PROPOSED construction. Give all dimensions of lots and structures, as well as the distance from property lines, other structures and septic.

Intended Start Date: 8/1/23
Intended Completion Date: 12/23

I certify that the statements made by me in this Application For Land Use Permit are accurate and complete. I hereby grant permission to the Town of Brandon to allow its agent to inspect this property relative to this application for both approval and to ensure compliance once project is complete. I understand that this is an application for a local permit. To find out if State permits may be needed, I should contact the Rutland Offices of the District Environmental Commission at 802-786-5900 and the Department of Labor and Industry at 802-786-5867.

Date 7-14-23

Landowner Richard W. [Signature]
Landowner _____

If different from landowner, Applicant _____

Comments by the Administrative Officer: REFERRED TO DRB 7/19/2023
WARRIED FOR DRB PUBLIC HEARING; SCHEDULED FOR WED 9/13/2023, 7:00 AM
AT TOWN HALL (1 CONANT SQ) JUL 13/23



LEGEND

Parcels (standardized)



Town Boundary

6268

MODULAR CLASSROOM BUILDING



NOTES

Map created using ANR's Natural Resources Atlas

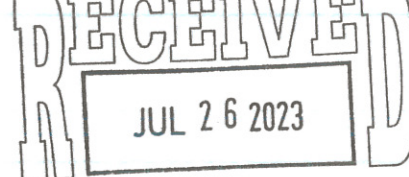
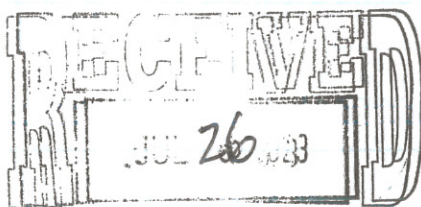


1: 1,626
July 12, 2023



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. ANR 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.

83.0 0 42.00 83.0 Meters
1" = 136 Ft. 1cm = 16 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources
THIS MAP IS NOT TO BE USED FOR NAVIGATION



TOWN OF BRANDON, VERMONT
APPLICATION FOR VARIANCE
DEVELOPMENT REVIEW BOARD

APPUC. 6269

By: _____

Landowner: Jesse Bilodeau, Hannah Lones

Date: 7/20/23

Address: 18 Franklin St

Phone: 802-353-2433

Applicant: Jesse Bilodeau, Hannah Lones

Phone: _____

Location of Property: 18 Franklin St

bilodeau238@gmail.com

Tax Map Description: 23 51 42

Zone: N.R.

A copy of this application must be filed with the Code Enforcement Officer.

Please attach a separate sheet of paper and explain how each of the following criteria pertains to your situation.

- 1) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to these conditions, and not the circumstances or conditions generally created by the provisions of the land use regulations in the neighborhood or district in which the property is located;
- 2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the land use ordinance and the authorization of the variance is therefore necessary to enable the reasonable use of the property;
- 3) That such unnecessary hardship has not been created by the appellant;
- 4) That the variance, if authorized, will not substantially alter the character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare;
- 5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the Land Use Ordinance and of the plan.

Signature of Landowner: [Signature]

Signature of Application: [Signature]

The Development Review Board shall hold a public hearing within 60 days of the variance application. A copy of the hearing notice shall be mailed to you at least 15 days prior to the public hearing. Testimony at the public hearing shall be limited to the specific issues raised by the criteria as listed above. Within 45 days of the conclusion of the hearing, the Board will render a decision.

Permit _____ Fee Paid \$ _____ Date _____
Notice of Hearing _____ Date of Hearing _____

Date: 7/20/23

To: Town of Brandon; Development Review Board

From: Jesse Bilodeau, Hannah Lones

CC: Jef Biasuzzi, Bill Moore

Subject: 18 Franklin Street

To the DRB of Brandon,

Hannah Lones and myself recently closed on 18 Franklin Street. We are a young couple with ties to Brandon. I not only grew up in the area but am also a Captain with the Brandon Fire Department. I enjoy and want to continue serving the community and this was a major factor in why we chose to stay in Brandon. With housing being extremely difficult to find (rent or buy) we decided to move forward with a bit of an unconventional approach and purchase 18 Franklin Street. We are looking to make a substantial investment in Brandon as we renovate this property.

The 6700 sq ft structure is currently zoned to accommodate two residential dwellings along with a third commercial office space that has overnight "staff" living quarters. The property has 5 bathrooms and 3 kitchens currently. As owners we plan to occupy one of the units into the foreseeable future.

To summarize our proposal, we would like to convert the "commercial" space back to a residential dwelling as it was prior to the Rutland Health and Rehab purchase. Approximately 1200 sq ft of this commercial space would become our 2 bed, owner occupied dwelling unit. The two stand alone residential units that are currently set up would remain the same. With these 3 residential units aside it leaves over 1800 sq ft of remaining living space within the structure. Within this 1800 sqft there are two additional baths. The current floor plan design and the two existing baths lend itself to becoming two additional residential living units (reference attached floor plan). One of these units would be a first floor, second floor unit, the other would be a second floor unit. The property also has a paved lot and 12 available parking spaces to accommodate these dwelling units.

As it pertains to the five statutory standards to be granted a variance, to my understanding these standards are geared toward new construction on undeveloped land. In regards to 18 Franklin:

1. Unique Features: This lot is completely developed and there are no proposed changes to the current footprint of the structure beyond a 5'x5' entrance landing to the south which does not pertain to the variance request. The hardship that is created due to the strict and outdated 1 unit per ¼ acre town zoning will be the financial burden of carrying 1800 sqft of unneeded and unused space that will need to be maintained, heated and taxed.
2. No possible way to develop: The property is already developed

3. Existing hardship: The unnecessary hardship is created solely by the town's zoning restrictions on the number of units per acre.
4. Character Preservation: There will be no changes to the character of the neighborhood as the building footprint, color and design will stay the same. It Could be argued that we would be improving the character of the neighborhood by removing a commercial space and returning it to residential living units as the neighborhood has very few businesses. We will also be updating and repairing various parts of the exterior which will also be an improvement.
5. Minimum impact: The requested variance would alleviate the hardship and allow us to do our small part in helping alleviate the incredible housing crisis our community finds itself in.

It is also worth mentioning that I have experience restoring and rehabilitating blighted properties. I will attach some before and after photos of the work I have completed so you can better understand our standards and what I set out to achieve when doing renovations. I have a few properties outside of Brandon and we strive to provide high quality living spaces that are quiet and well maintained to the working class members of our community.

In addition, we hope we can provide some much needed housing to the Brandon community in this unprecedented housing shortage. I personally know a handful of people that are unable to find housing or have left Brandon because of this challenge. A couple of these people were or are previous or current members of the Fire and Police Departments. It's a concerning trend when even our public safety personnel are pushed out of the community due to a lack of housing. Also speaking from personal experience, I was nearly one of them. It is my hope that the Town, DRB and others involved will continue to find ways to increase housing within our community so we can continue to see Brandon grow and thrive.

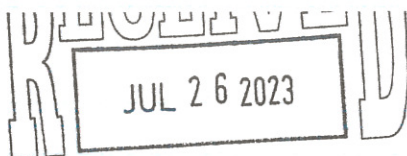
In closing, we look forward to the opportunity to be a part of the continued revitalization and clean up of Franklin street and hope we are able to do our small part of adding some high quality housing to the Brandon community.

We look forward to hearing from you,



Jesse Bilodeau

802-353-2433



Application No.: 6269

By: _____	Town Office Use Only
Town of Brandon	Tax Map # <u>23-51-42.0</u>
49 Center Street	Parcel ID # <u>0086-0018</u> / Date Completed: _____
Brandon, Vermont 05733	No. of Acres <u>.42</u> Decision: _____
Phone: (802) 247-3635	Fee \$ <u>330⁰⁰</u> Check # <u>HFCU *1001</u> Rec'd by _____
FAX: (802) 247-5481	Zone <u>N.R.</u> Deed Reference _____

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):
Jesse Bilodeau, Hannah Lones
P.O. Box 281
Brandon, VT 05733

Home Phone: (802) 353-2433
Work Phone: _____
Fax Phone: _____
Email: brn.rentals@gmail.com

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

Home Phone: _____
Work Phone: _____
Fax Phone: _____
Email: _____

Current property information/location (for boundary adjustments include for all parcels involved):
18 Franklin Street; 2 residential units, 1 commercial unit

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

Application No.: 6269

1. Give a detailed description of the CURRENT use of the property, how many buildings and their respective uses, dimensions, setbacks, etc: Currently 2 residential living units + 1 commercial unit that has approval for overnight "staff" living quarters
2. Give a detailed description of the PROPOSED project:
 - a) Describe the construction (include building dimension, size and location), and the proposed use: Interior and exterior updates as needed throughout property, Minimal interior framing or floor plan design changes (Reference attached floor plans) All bathrooms are existing, Add 2 kitchens for APT 1 and 5 + Heat and Hot water system updates) Addition of 5'x5' landing for entry door on southern side of building
 - b) Does it involve erecting a sign (Please complete Addendum C attached), fence, pre-made structure or installing a pool? Yes If yes, describe dimension, size and location: Fence (20 ft +/-), along southern property boundary westerly of neighboring garage (existing fence already along remainder of property)
 - c) Does it involve a change of use? Yes If yes, describe current use and proposed use: Retain 2 residential units as is, Switch commercial office/ dwelling unit to residential dwelling unit, Add 2 additional residential dwelling units (bathrooms are existing, minimal changes required to existing interior design, update plumbing and electrical as needed)
 - d) Does it involve a subdivision or boundary line adjustment? No If Yes, Please complete Addendum B attached.
 - e) Does it involve construction of an agricultural structure or use? No If Yes, Please complete Addendum D attached.
 - f) Does it involve development or construction in a flood hazard area? No If Yes, Please complete Addendum E attached.
3. Give the estimated cost of the project: \$ 90,000- 120,000
4. Answer ALL questions on Addendum A to this Application, pertaining to the Performance Objectives and Standards in Section 601 - 627 in the Brandon Land Use Ordinance, for ALL applications.
5. Attach a site plan or use the grid on the last page to draw an ACCURATE sketch of the lot showing all EXISTING structures and all PROPOSED construction. Give all dimensions of lots and structures, as well as the distance from property lines, other structures and septic.

Intended Start Date: July 2023

Intended Completion Date: Decmeber 2024

I certify that the statements made by me in this Application For Land Use Permit are accurate and complete. **I hereby grant permission to the Town of Brandon to allow its agent to inspect this property relative to this application for both approval and to ensure compliance once project is complete.** I understand that this is an application for a local permit. To find out if State permits may be needed, I should contact the Rutland Offices of the District Environmental Commission at 802-786-5900 and the Department of Labor and Industry at 802-786-5867.

Date 6/28/23

Landowner Jesse Bilodeau

Landowner Hannah Lones

If different from landowner, Applicant _____

Comments by the Administrative Officer: REFERRED TO DRB 7/26/2023
WARNED FOR DRB PUBLIC HEARING; SCHEDULED FOR 9/13/2023, 7⁰⁰ AM
TOWN HALL (1 COURT SQ) JMB/24