

NOTICE OF PUBLIC HEARING for Brandon Development Review Board (DRB)

On Wednesday, October 11, 2023 at 7:00 PM, via conferencing, the Brandon DRB will hold in-person and via Zoom remote conferencing, Public Hearings to review the following applications:

Application 6275 from Frank Briscoe, d.b.a. Welcome LLC; request for a change of use to the former High School at 9 West Seminary St. (Parcel # 23-50-25.02) to include spaces for flexible Commercial 1 uses (Café, Professional Services, General Offices, Meeting Area) and two Dwelling Units. This is a Conditional Use in the Central Business District.

Application 6276 from Yossi Schorr, d.b.a. YHS Group LLC, for an expansion of current use as a Single Family Residence to a Multi-Family Use (three dwelling Units) for the structure at 22 Grove St. (Parcel #22-50-14). This is a variance request for this property in the Neighborhood Residential zoning district.

This Meeting & Hearing will be conducted remotely by Zoom audio & visual programs; and access instructions are posted on Town website, Town and Post Offices.

Interested Parties are to be registered and present testimony, or have submitted written testimony to the Town, by 7:15 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.: 6275

Town Office Use Only

Town of Brandon
49 Center Street
Brandon, Vermont 05733
Phone: (802) 247-3635
FAX: (802) 247-5481

Tax Map # 23-50-25.02
Parcel ID # _____ Date Completed: _____
No. of Acres _____ Decision: _____
Fee \$ _____ Check # _____ Rec'd by _____
Zone _____ Deed Reference _____

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):

Welcome, LLC - Frank Briscoe
PO Box 397
San Ygnacio, TX 78067

Home Phone: 713-480-7082

Work Phone: 713-480-7082

Fax Phone: _____

Email: BRISCOECONSERVATION@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):
9 W Seminary Brandon, VT

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

1. Give a detailed description of the CURRENT use of the property, how many buildings and their respective uses, dimensions, setbacks, etc: Old Brandon High School - currently not in use.
2. Give a detailed description of the PROPOSED project:
 - a) Describe the construction (include building dimension, size and location), and the proposed use: FRONT/WEST - 50', SIDE/NORTH - 25', SIDE/SOUTH - 25', REAR/EAST - 25'
MIXED-USED
 - 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? YES If yes, describe current use and proposed use:
A-2 Cafe, A-3 Gallery-Library-Flex, B - Professional Services, Administrative, F-1 Medium Hazard - Production, R-3
 - 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: \$ _____
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: 10/23

Intended Completion Date: 10/25

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 8/28/2023

Landowner _____

Landowner _____

If different from landowner, Applicant _____

Comments by the Administrative Officer: APPLICATION REQUESTS 1ST + 2ND LEVEL OF FORMER SCHOOL TO BE CONVERTED TO COMMERCIAL I (POSSIBLY COMMERCIAL II) USE, AND A PERCENTAGE OF 1ST & 2ND LEVEL TO BE CONVERTED TO (TWO) DWELLING UNITS. THE DWELLINGS AND ANY COMM. II USES REQUIRE DAB REVIEW (SECTION 302(c))
APPLICATION REFERRED TO DAB 9/26/2023, FOR HEARING ON 10/11/2023.
ANB/CA

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.town.brandon.vt.us). Answer ALL questions with a yes, no or (x) in the appropriate area. Give explanations where needed.

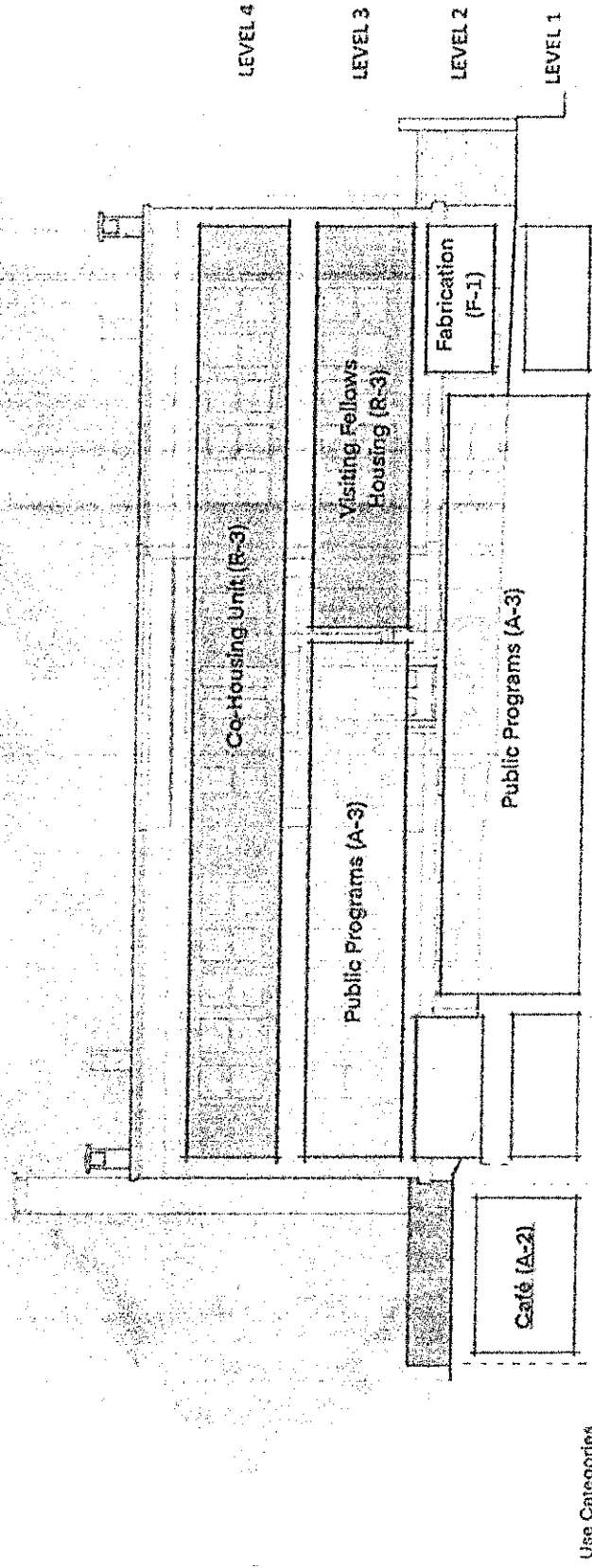
- 601 If Wastewater to the property is/will be disposed by: (X) town sewer () private septic () not required.
 Are you increasing the number of bedrooms? _____, if so, how many? _____
 Are you increasing the number of dwelling units? YES, if so, how many? 3
 If this is a business/home occupation, how many employees are expected? 4-6; how many customers are expected per day? 0-10
 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: (X) 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: (X) 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? YES
 If yes, explain and attach an access permit if required NEW RESIDENTIAL AND MIX USE WILL ADD LIGHT VEHICLE AND FOOT TRAFFIC
 Will traffic flow generated be beyond the capacity of local roads? NO
 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)? N/A Will all new driveways have an area to turn around on site? _____ Attach access (driveway cut) permit. How many parcels will access drive serve? _____
- 606 Will the project destroy or significantly alter wetlands or natural areas? NO What steps will be taken to minimize environmental damage? _____
- 607 Does your project involve any areas of steep slope? NO 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? NO Will noise level exceed 70 decibels during daylight hours or 60 decibels during other times of the day at the property line?

- 609 Will the project result in any noticeable, clearly apparent vibration on the property of another landowner? NO If yes, explain _____

Will there be any hammering, drilling, cutting or blasting within 100 feet of any underground tank used to store petroleum projects? NO If so, what tests have been done to insure the soundness of the tanks?

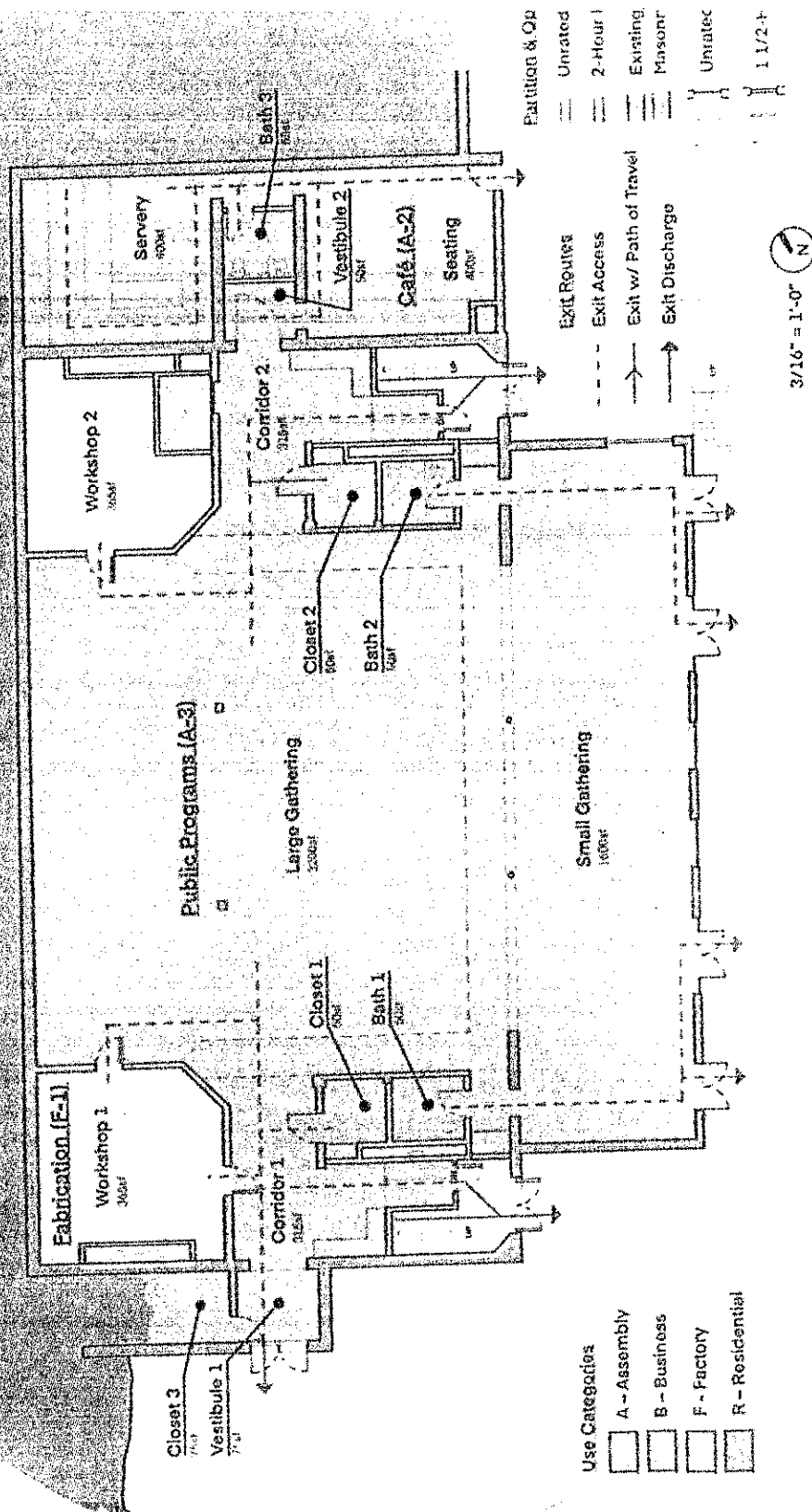
- 610 Will the project involve the emission of any smoke? NO
- 611 Will the project result in fly ash, dust, fumes, vapors, gasses or other forms of air pollution? YES If yes, explain DUST - wood dust from wood working tools - this would be contained using a dust collection system.
- 612 Will the emission of detectable objectionable odor result from your project? NO If yes, explain
- 613 Will the project result in any fire, explosive, or other safety hazard? YES If yes, explain WELDING - possibility of a small welding area in F1
Will you be storing greater than 500 gallons of flammable liquids in tanks above ground? NO If yes, explain
- 614 Will your project have: flickering, pulsing, rotating, or flashing lights? NO; lights that will distract drivers on roads in the vicinity? NO lights that illuminate in excess of 0.5 footcandles when measured at adjacent residential boundaries?
- 615 Will any hazardous materials be used in this project? NO If yes, explain procedures for handling and containment
- 616 Will a sufficient number of off-street parking spaces be provided*? N/A What is the maximum number of vehicles expected on site at any given time? Attach a parking plan showing 9' x 18' spaces for each vehicle. *Not required if property is located in Central Business District.
- 617 Will the use require loading and unloading of commercial products? YES Is there adequate space within the boundaries of the lot for loading and unloading? YES - DRIVEWAY TO BASEMENT ON NORTH SIDE
- 618 Is this a structure over 400 cubic feet in volume (incl. mobile homes)? N/A Will it be installed and anchored as required?
- 619 Does your project involve farm animals? NO If yes, is the lot at least one acre in area? What is the minimum distance of: animal housing and piles of manure, feed or bedding from any lot line?
manure piles to wells and surface waters?
Is the proposed use agricultural? NO If yes, will the requirements of this section be met?
Has the Secretary of Vermont Agency of Agriculture, Food and Markets indicated that the farm operation complies with the Accepted Agricultural Practices?
(Please complete Addendum D attached)
- 620 Does your project involve use of pesticides herbicides, and fertilizers within 400' of any well or fire district? NO, if yes, explain
- 621 Does the proposed use involve forest harvesting? NO If yes, will the requirements of this section be met?
- 622 Is the proposed use in the Aquifer District? NO If yes, will it violate this section on Public Service Uses or uses listed in Section 429? If yes, explain

9 WEST SEMINARY

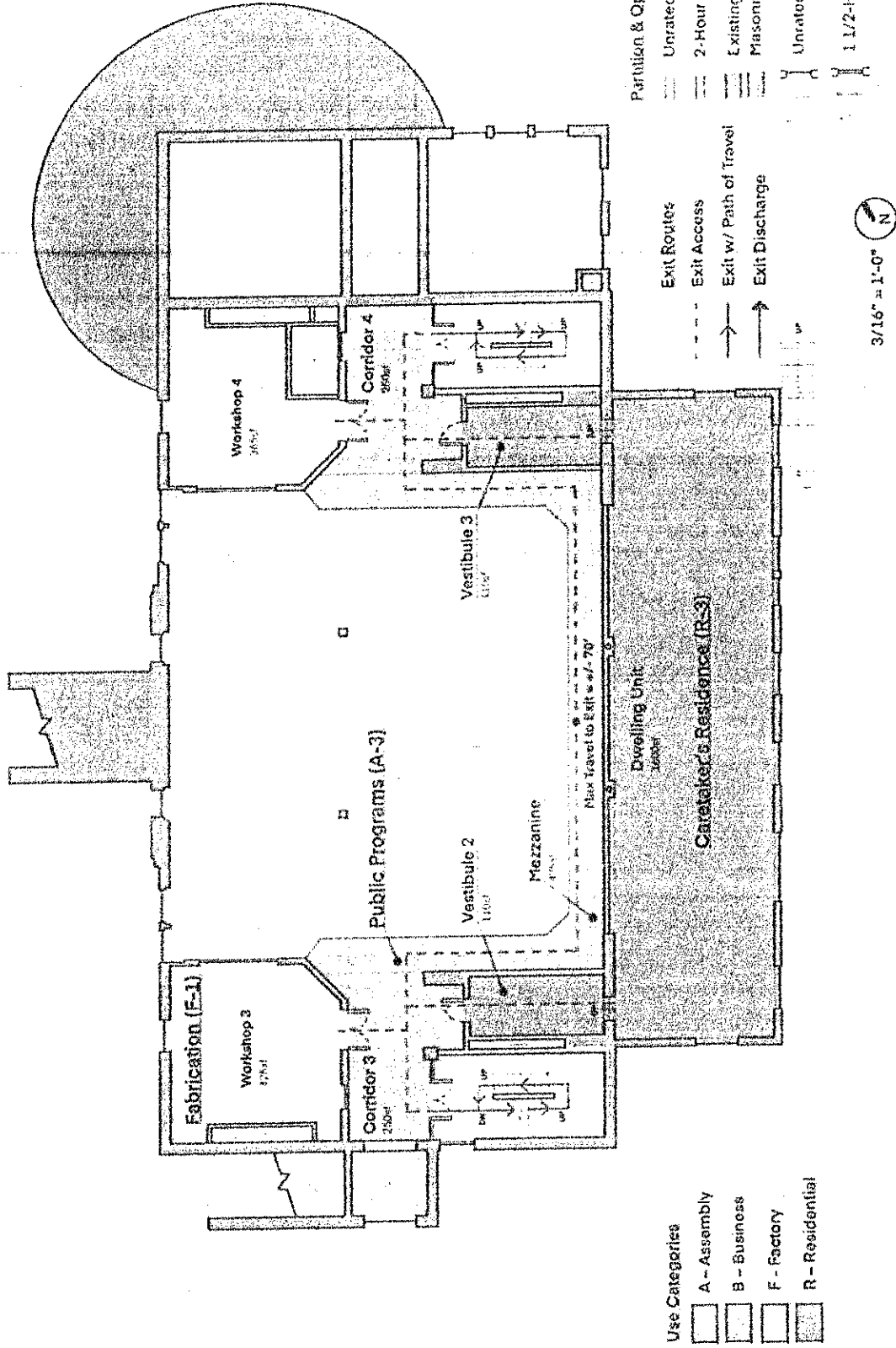


Northwest Elevation

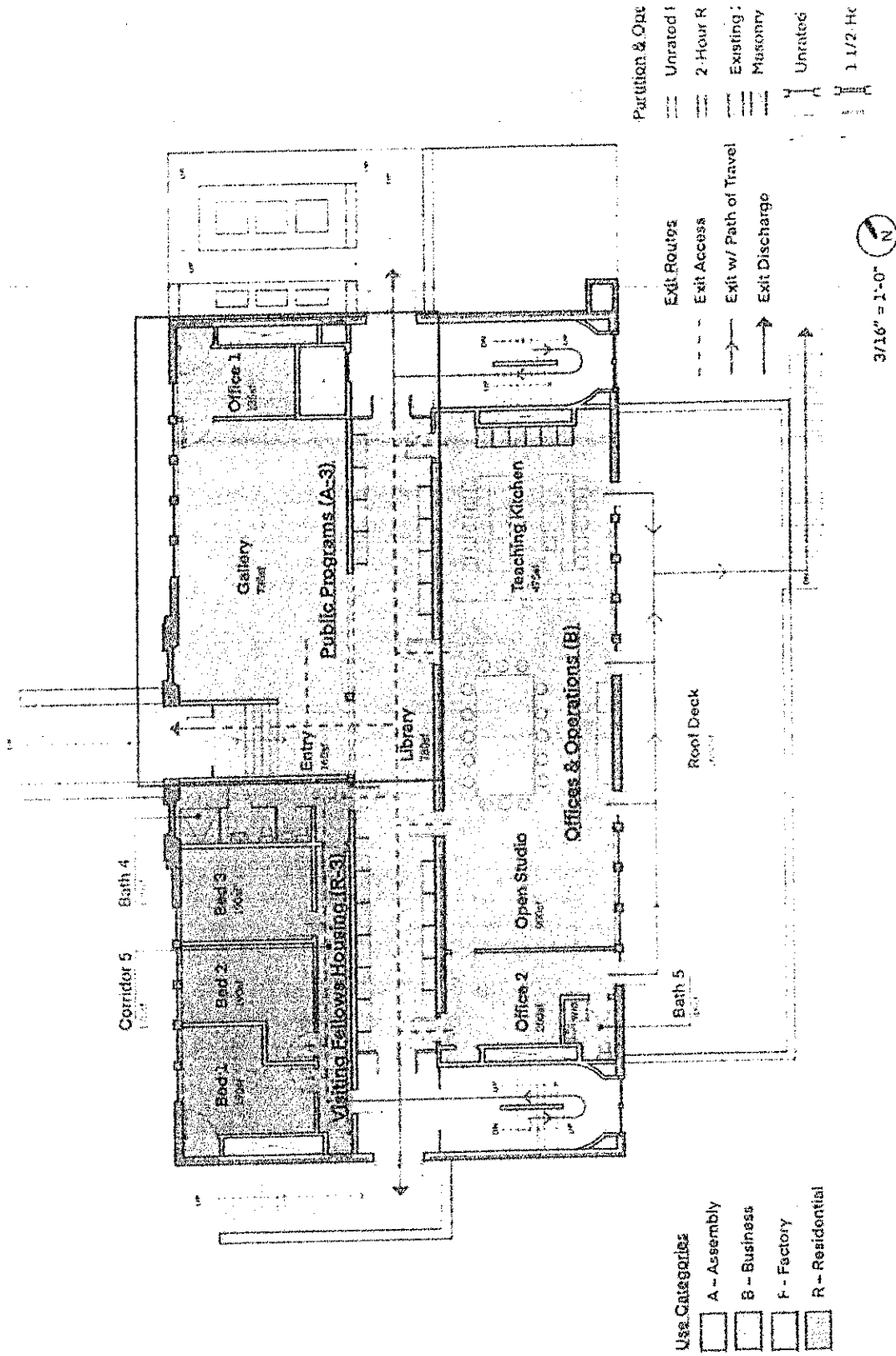
3/16" = 1'-0"



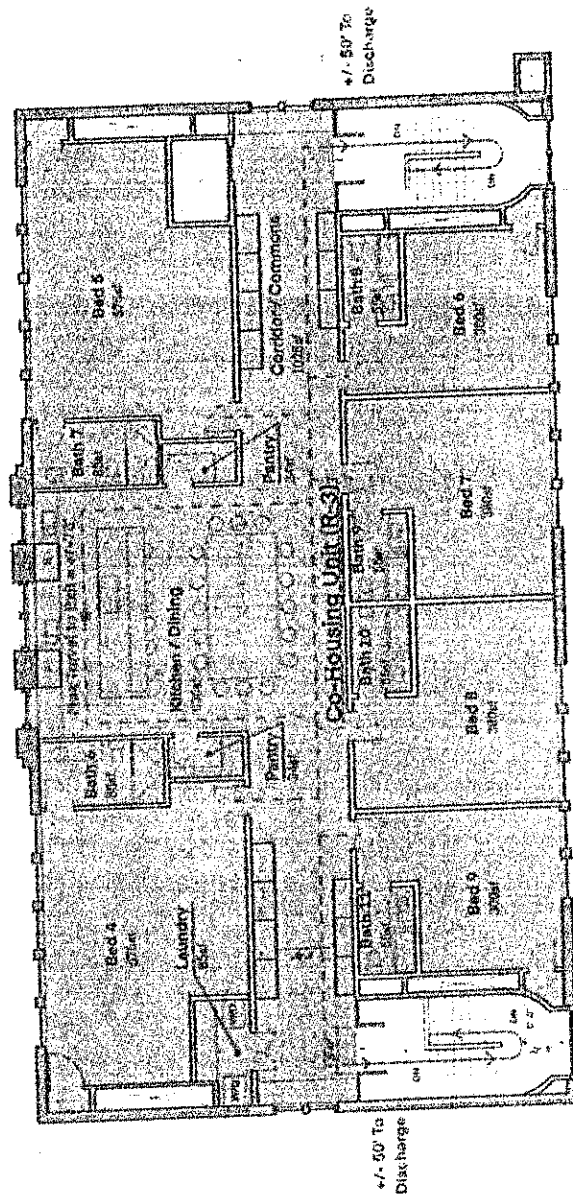
Basement - Level 1



Mezzanine - Level 2



Main Floor - Level 3



Use Categories

- ☐ A - Assembly
- ☐ B - Business
- ☐ F - Factory
- ☐ R - Residential

Exit Routes

- Exit Access
- Exit w/ Path of Travel
- Exit Discharge

Partition & Other

- Unrated F
- 2-Hour R
- Existing 2
- Masonry
- Unrated I
- 1 1/2-H

Co-Housing Floor - Level 4

BRANDON FIRE DISTRICT NO.1

Established 1856

August 29, 2023

Welcome LLC
9 West Seminary Street
Brandon, VT 05733

Re: 9 West Seminary Street – Water Allocation

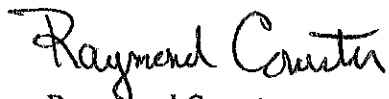
To Whom It May Concern,

This letter is to certify that the property located at 9 West Seminary Street (tax map no 23-50-25.02 in the Town of Brandon, Vermont is served by the municipal water system of the Brandon Fire District No. 1.

The water supply system can provide 2,250 gallons per day at this location and will suffer no adverse effects on pressure, fire flows or storage as result of the proposed project.

Current allocation	=	75 gallons per day
Total additional allocation requested	=	2,175 gallons per day
Total allocation	=	2,250 gallons per day

All work must comply with local, state and federal regulations. Application for service must be submitted in accordance with Brandon Fire District No.1 by-laws and policies.



Raymond Counter
Water Superintendent/Manager
Brandon Fire District No 1
rcounter@brandonfiredistrict.org
802.247.3311

"Quality on Tap, Our Commitment, Our Profession"

Brandon Land Use Ordinance
May 29, 2006
Amended February 22, 2010 and March 22, 2010
Amended February 27, 2012, Amended May 7, 2012,
Adopted January 5, 2017
Amended August 27, 2018

Section 302. Central Business District

(a) The Central Business District serves as the commercial center of the Town by providing a wide variety of small shops and commercial uses within convenient walking distance. The boundaries of the Central Business District are located on the official Land Use District Map posted in the Brandon Town Offices.

(b) Uses Not Permitted in the Central Business District: Agricultural Uses, Natural Resource Extraction Uses, Mobile Home Parks and High Impact Uses.

(c) Uses Requiring a Conditional Use Permit in the Central Business District: Community Support and Recreational Uses, Light Manufacturing Uses, Commercial II Uses, Public Service Uses, and Residential Uses.

(d) Maximum Building Height in the Central Business District: 36 feet. *(See Section 325 for height exemptions.)*

(e) Maximum Impervious Lot Coverage by building and paving: 100%

(f) Minimum Lot Size for Each Primary Structure on public sewer: 1,000 square feet. Primary structures are not allowed unless connected to the municipal sewer system.

(g) Minimum Setbacks in Central Business District:

Primary Structure from Town or State Right of Way	None Required
Primary Structure from Private Right of Way or Private Road	None Required
Primary Structure from Other Lot Lines	None Required
Driveway/Parking Lot from Other Lot Lines	None Required

(h) Maximum Number of Allowable Dwelling Units per Structure shall not exceed the rounded-up result obtained by dividing the total number of square feet devoted to dwelling units and associated common areas by 800. *(See Section 324 for density exception.)*

(i) Dwelling units in the Central Business District

(1) are allowed as conditional uses on all non-street-level floors;

(2) are allowed as conditional uses at the street level provided that no more than 50% of the floor area at street level is used for residential purposes and that storefronts are maintained.

(j) Off street Parking is required in the Central Business District only for dwelling units. See Section 616.

Section 616. Off-Street Parking

Off-street parking is required for any use in this Ordinance, except for non-residential uses in the Central Business District. Applicants must provide adequate off-street parking spaces for the use to accommodate the maximum number of vehicles that might reasonably be expected to make use of the premises at any given time. Off-street parking is not permitted on Town or State rights of way. Off-street parking within one-quarter mile is required in the Central Business District for approved dwelling units.

RECEIVED
SEP 05 2023

Application No.: 6276

Town Office Use Only

Town of Brandon 49 Center Street Brandon, Vermont 05733	Tax Map # <u>22-50-14</u> Parcel ID # <u>0079-0022</u> No. of Acres <u>.22Ac</u> Fee \$ <u>335</u> Zone <u>A.R.</u>	Date Completed: _____ Decision: _____ Check # <u>C.C.</u> Rec'd by _____ Deed Reference _____
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Phone: (802) 247-3635 ext. 202
FAX: (802) 247-5481

By: _____

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s): <u>Yossi Schorr</u> <u>YHS GROUP LLC</u> <u>35 GROVE ST COURT</u> <u>LAKEWOOD NJ 08701</u>	Home Phone: <u>917 520-1604</u> Work Phone: _____ Fax Phone: _____ <u>EMAIL Yossi@yhs Holdings.com</u>
Name and Address of Applicant(s) (if different from property owner): _____ _____ _____	Home Phone: _____ Work Phone: _____ Fax Phone: _____ <u>EMAIL</u>

Current property information/location (for boundary adjustments include for all parcels involved):
22 Grove 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 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: CURRENTLY A SINGLE FAMILY RESIDENCE
2. Give a detailed description of the PROPOSED project:
 - a) Describe the construction (include building dimension, size and location), and the proposed use: RESTAURANCE FLOOR PLAN TO 3 FAMILY (7-9 BEDROOM) USE
 - 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? Y 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: \$ 192,000
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: _____
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 9/05/23

Landowner [Signature]
Landowner _____

If different from landowner, Applicant _____

Comments by the Administrative Officer: STRUCTURE USED AS MULTI FAMILY MANY YEARS AGO, CURRENTLY RENTED AS ONE FAMILY

REFERRED TO DRB 9/26/2023 FOR HEARING AT 700, WED, 10/11/2023
7413/ZA

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

Application No.: 6276

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? Yes, if so, how many? 2
Are you increasing the number of dwelling units? Yes, if so, how many? 3
If this is a business/home occupation, how many employees are expected? _____; how many customers are expected per day? _____
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)? _____ Will all new driveways have an area to turn around on site? Yes Attach access (driveway cut) permit. How many parcels will access drive serve? EXISTING DRIVE
- 606 Will the project destroy or significantly alter wetlands or natural areas? NO What steps will be taken to minimize environmental damage? _____
- 607 Does your project involve any areas of steep slope? NO 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? NO Will noise level exceed 70 decibels during daylight hours or 60 decibels during other times of the day at the property line? _____
- 609 Will the project result in any noticeable, clearly apparent vibration on the property of another landowner? NO If yes, explain _____

Will there be any hammering, drilling, cutting or blasting within 100 feet of any underground tank used to store petroleum projects? No If so, what tests have been done to insure the soundness of the tanks?

- 610 Will the project involve the emission of any smoke? _____
- 611 Will the project result in fly ash, dust, fumes, vapors, gasses or other forms of air pollution? No If yes, explain _____
- 612 Will the emission of detectable objectionable odor result from your project? No If yes, explain _____
- 613 Will the project result in any fire, explosive, or other safety hazard? No If yes, explain _____
- Will you be storing greater than 500 gallons of flammable liquids in tanks above ground? No If yes, explain _____
- 614 Will your project have: flickering, pulsing, rotating, or flashing lights? No; lights that will distract drivers on roads in the vicinity? _____ lights that illuminate in excess of 0.5 footcandles when measured at adjacent residential boundaries? _____
- 615 Will any hazardous materials be used in this project? No If yes, explain procedures for handling and containment _____
- 616 Will a sufficient number of off-street parking spaces be provided*? Yes What is the maximum number of vehicles expected on site at any given time? 6 Attach a parking plan showing 9' x 18' spaces for each vehicle. *Not required if property is located in Central Business District.
- 617 Will the use require loading and unloading of commercial products? No Is there adequate space within the boundaries of the lot for loading and unloading? _____
- 618 Is this a structure over 400 cubic feet in volume (incl. mobile homes)? _____ Will it be installed and anchored as required? _____
- 619 Does your project involve farm animals? No If yes, is the lot at least one acre in area? _____ What is the minimum distance of: animal housing and piles of manure, feed or bedding from any lot line? _____ manure piles to wells and surface waters? _____
- Is the proposed use agricultural? _____ If yes, will the requirements of this section be met? _____
- Has the Secretary of Vermont Agency of Agriculture, Food and Markets indicated that the farm operation complies with the Accepted Agricultural Practices? _____
- (Please complete Addendum D attached)
- 620 Does your project involve use of pesticides herbicides, and fertilizers within 400' of any well or fire district? No, if yes, explain _____
- 621 Does the proposed use involve forest harvesting? No If yes, will the requirements of this section be met? _____
- 622 Is the proposed use in the Aquifer District? _____

Application No.: 6276

- 623 Will the project cause an excessive increase in quality, rate or rechanneling of water runoff on neighboring properties? NO If yes, what provisions have been made to avoid this possibility? _____
- 624 Will there be an outdoor display of retail products? No Is this display within the required setback from a street or road? _____ If yes, does it: impede the flow of pedestrian traffic in the CBD? _____ What is the distance of the closest residence in HDMU? _____ Is it a farmstand? _____
- 625 Will there be development within 100' from the mean high water mark of named river and streams? N, if yes explain _____
- Attach Vermont State Floodplain Coordinator approval, if necessary.
- 626 Will there be any excavation or blasting of the clay layer that protects the public water supply? N
- 627 Will there be any storage of junk or uninspected/unregistered junk vehicles visible from the traveled way of a highway or abutting landowners, or within 50' of any property line? _____
For "junkyards" provide state certification.

Applicant's signature [Signature], date 9/15/23

Property Owner: Please acknowledge that you grant permission to have the Applicant (if another Party than yourself) submit this Zoning Application.

Property Owner's signature SAME date _____

The Zoning Administrator's Action for Application 6276 :

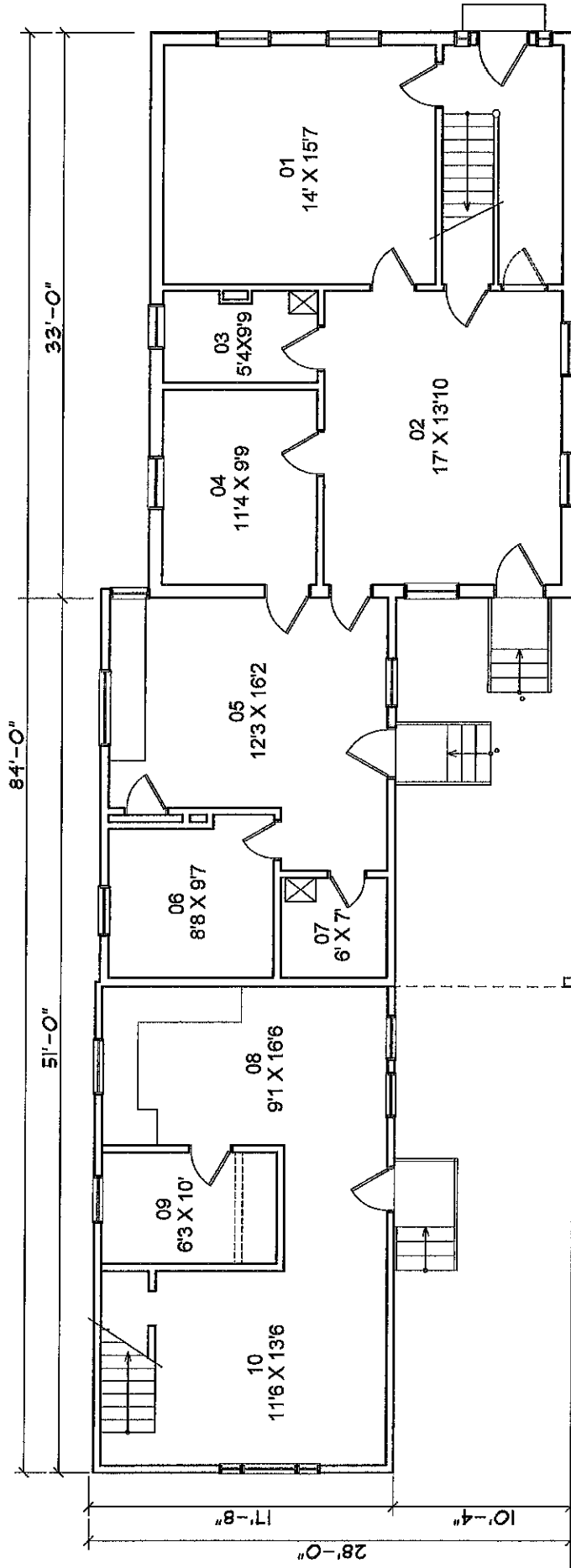
A) The Application is APPROVED as submitted. The Effective Date is 15 days following the issue date.

B) The Application is DENIED as submitted for the following reasons:

The Applicant may appeal the decision of the Zoning Administrator by appealing in writing and fee to the Town Clerk within 15 days of the denial.

C) The Zoning Administrator has REFERRED the Application to the Appropriate Municipal Panel (Development Review Board) per Town Zoning Regulations. REFERRED 9/26/23

[Signature], date 9/26/23
Jeffrey Biasuzzi, Zoning Administrator



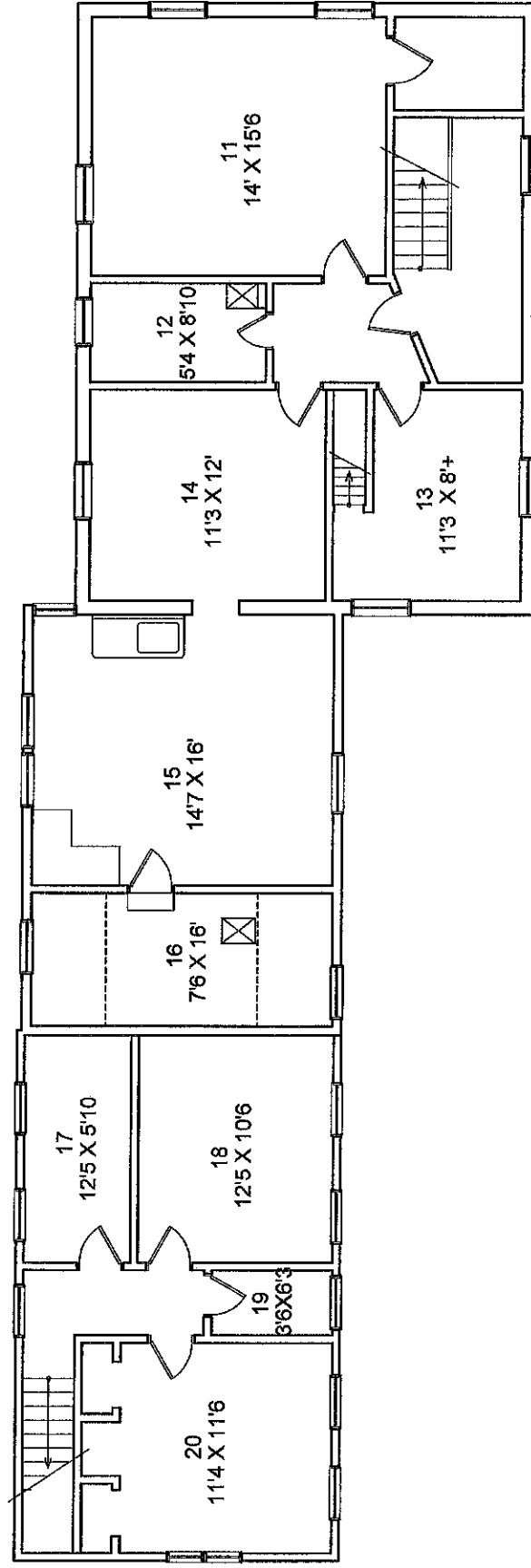
FIRST FLOOR PLAN

22 Grove Street - Brandon, VT

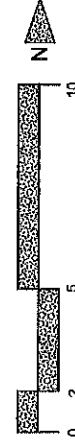
9-4-23

robert
black
architect

APPLIC. #6276
PARCEL 22-50-14



SECOND FLOOR PLAN



22 Grove Street - Brandon, VT

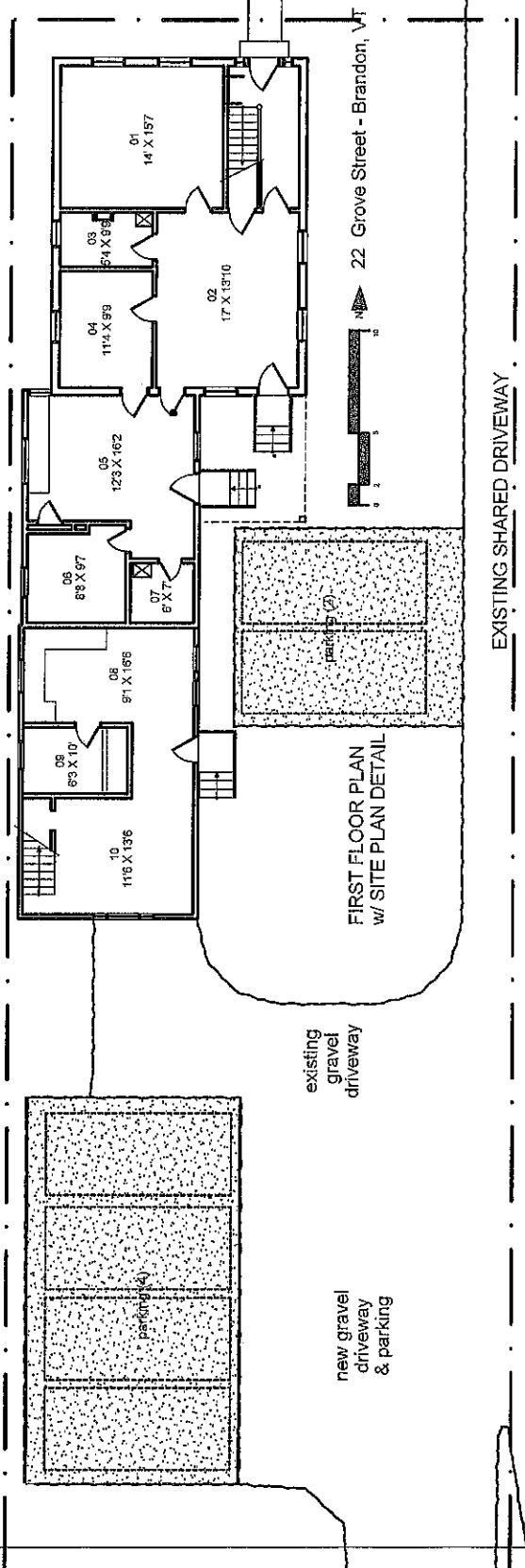
9-4-23

robert
black
architect

APPLIC 6276
PROJECT 22-50-14

GROVE STREET

SITE PLAN APPLC., 6276
 PARCEL 22-50-14



FIRST FLOOR PLAN
 w/ SITE PLAN DETAIL

existing
 gravel
 driveway

new gravel
 driveway
 & parking

EXISTING SHARED DRIVEWAY

RESIDENTIAL PROPERTY RECORD CARD

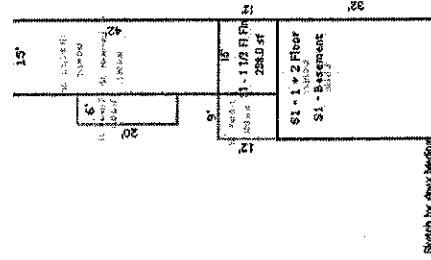
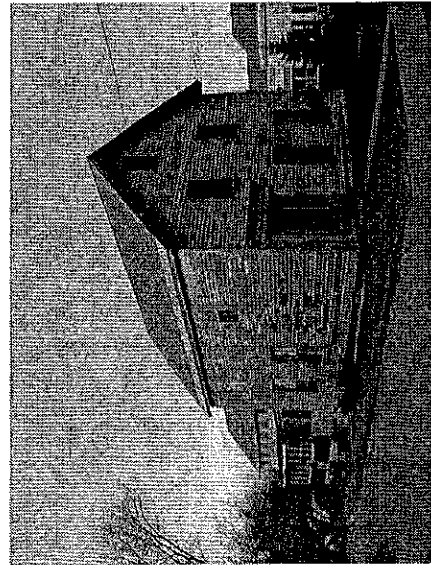
Section 1 Parcel 0079-0022

MAIN	Bldg Type:	Single	Dormer Roof:	No Data	Bsmt Fin SF:	0	Roughins:	1	Firepl Type:	1	Econ Depr:	0
BUILDING	Quality:	3.00	Energy Adj:	Average	Bsmt Entry:	Yes	Total Rms:	13	Year Built:	1880	% Complete:	0
INFO	Style:	2.5U (SF)	P/Crawl:	No Data	Subfloor:	Wood	Bedrooms:	7	Effect Age:	128.0	Manuf Width:	0
	Building SF:	2832	Bsmt Wall:	Stone	Floor Insul:	No Data	Full Baths:	1	Life Expect:	0	Manuf Length:	0
	Design:	Two Story	Bsmt SF:	1398	Floor Ins SF:	0	Half Baths:	0	Condition:	Fair/Avg	Tipouts:	0
	Frame:	Studded	Bsmt Garage:	Single	Wall Hgt:	0	Kitchens:	1	Phys Depr:	49	Skirting:	No Data
	Dormer LF:	0	Bsmt FNA:	UnFinsh	Plumb Fix:	9	Fireplaces:	0	Funct Depr:	10	Skirting LF:	0
	# Units Multi:	0	Story Multi:	0	Business/Rental:	0%	Add to Hsite:	Yes	Add to Hmstd:	Yes		

EXTWALL	EXTWALL ID	SIDING	SIDING %
	1	WdSiding	100
FLOOR	FLOOR ID	FLOOR COV	FLOOR COV
	1	Softwood	70
	2	Carpet	30
GARAGE	GARAGE ID	GAR/SHD TY	AREA
	1	No Data	0.00
HEAT	HEAT ID	HEAT/COOL	HEAT/COOL
	1	HW BB/ST	50
	2	None	50
PORCH	PORCH ID	PORCH AREA	FLOOR
	1	108	OpenSlp
	2	120	WoodDek
ROOF	ROOF ID	ROOF COVER	ROOF COV %
	1	CompShg	60
	2	Slate	40

SIDING	FLOOR	FINISH SF
No Data	No Data	0
WALL	ROOF	CEILING
None	Wood (SF)	None
Solid	Wood (SF)	None

NOTES: PRIOR 3-FAMILY; ONLY 1 APT 6/19/08, OTHER UNITS GONE/NO KITS, ETC; REAR ADD AVG COND; SHARED DRIVEWAY; 4X8 SHED= NV



08/04/08

Brandon Land Use Ordinance
May 29, 2006
Amended February 22, 2010, Amended March 22, 2010,
Amended February 27, 2012, Amended May 7, 2012,
Amended January 5, 2017, Amended August 27, 2018,
Adopted July 27, 2020

Section 304. Neighborhood Residential Districts

(a) Neighborhood Residential Districts are those set aside primarily for residential uses and uses that are compatible with and contribute to the viability of such neighborhoods. The boundaries of Neighborhood Residential Districts are located on the Official Zoning District Map posted in the Brandon Town Offices.

(b) Uses Not Permitted in Neighborhood Residential Districts: High Impact Uses, Light Manufacturing Uses, and Commercial II Uses.

(c) Uses Requiring a Conditional Use Permit in Neighborhood Residential Districts: Agricultural Uses, Natural Resource Extraction Uses, Commercial I Uses, Community Support and Recreational Uses, Mobile Home Parks, and Public Service Uses.

(d) Maximum Building Height in Neighborhood Residential Districts: 36 feet. *(See Section 325 for height exemptions.)*

(e) Maximum Impervious Lot Coverage by Building and Paving in Neighborhood Residential Districts: 40%

(f) Minimum Lot Size for Each Primary Structure in Neighborhood Residential Districts: one-quarter acre if on municipal sewer system; two acres if on private wastewater disposal.

(g) Minimum Setbacks in Neighborhood Residential Districts

Primary Structure from Town or State Right of Way	20 Feet
Primary Structure from Private Right of Way or Private Road	5 Feet
Primary Structure from Other Lot Lines	20 Feet
Driveway/Parking Lot from Other Lot Lines	5 Feet

(h) Minimum Number of Acres Per Dwelling Unit in Neighborhood Residential Districts: one-quarter acre. *(See Section 324 for density exception and Section 409 for exemption for accessory dwelling units.)*