

**RE: NOTICE OF PUBLIC HEARING - Brandon Development Review Board (DRB)**

**On WEDNESDAY JANUARY 24, 2024 at 7:00 PM; both in-person at Town Hall, 1 Conant Square (ground floor) Meeting Area and via Zoom remote conferencing; the Brandon DRB will hold a Public Hearing to review the following Application:**

Application #6290: This is a request from Janet & Joel Mondlack (applicants) and Smith Block LLC (owner) for sign variances for their business at 10-12 Center Street (Parcel #22-51-28).

A partial copy of these applications are posted at [www.TownofBrandon.com](http://www.TownofBrandon.com) . A complete copy is available for review at Town Office, 49 Center St. Brandon.

*Remote Meeting & Hearing participation is available by Zoom audio & visual programs; and remote access instructions are posted on Town website, Post Offices, and Town Office.*

Interested Parties are to be registered 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).

**TO ATTEND VIRTUALLY (VIA ZOOM)**

To attend this meeting you have 2 options:

**Option 1: Video Conference This option is available only if:**

- You have a computer with a built-in or external camera and microphone (*Zoom Software download required*)
- Have a phone with a built-in camera (*Zoom App download required*)

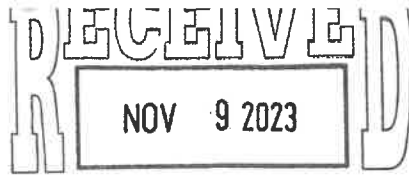
Visit: <https://us02web.zoom.us/j/84094564293>

(This will prompt the download if you do not have the software/app already installed)

**Meeting ID (840 9456 4293)**

**Option 2: Conference Call: To dial in for audio only:**

1. Dial: **(929) 205 6099**
2. Follow instructions to enter **Meeting ID (840 9456 4293)** then confirm by hitting pound
3. When prompted to enter participant ID, just **hit pound again to enter meeting**



Application No.: 6290

<b>Town of Brandon</b> 49 Center Street Brandon, Vermont 05733 Phone: (802) 247-3635 FAX: (802) 247-5481	<i>Town Office Use Only</i>		
	By: _____	Tax Map # <u>22-51-28</u>	Date Completed: _____
	Parcel ID # <u>0137-0010</u>	No. of Acres _____	Decision: _____
	Fee \$ <u>333.-</u>	Check # <u>8232</u>	Rec'd by _____
	Zone <u>CBD</u>	Deed Reference <u>B 234 P768</u>	

### APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):  
Smith Box LLC  
1104 West St  
Cornwall VT 05753

Home Phone: \_\_\_\_\_  
 Work Phone: \_\_\_\_\_  
 Fax Phone: \_\_\_\_\_  
 Email: mat + @ wsprealestate.com

Name and Address of Applicant:  
*(if different from property owner)*  
Janet & Joel Mondlak  
Po Box 66  
Brandon

Home Phone: 802-558-1760  
 Work Phone: \_\_\_\_\_  
 Fax Phone: \_\_\_\_\_  
 Email: janetmondlak@gmail.com

Current property information/location (for boundary adjustments include for all parcels involved):  
10-12 Center St. Brandon

**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: Building has 2 ground floor businesses over 4 storefronts and a lobby for tenants & stairs.
2. Give a detailed description of the PROPOSED project:
  - a) Describe the construction (include building dimension, size and location), and the proposed use: Sign
  - b) Does it involve erecting a sign (*Please complete Addendum C attached*), fence, pre-made structure or installing a pool? Sign 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? \_\_\_\_\_ *If Yes, Please complete Addendum B attached.*
  - e) Does it involve construction of an agricultural structure or use? \_\_\_\_\_ *If Yes, Please complete Addendum D attached.*
  - f) Does it involve development or construction in a flood hazard area? \_\_\_\_\_ *If Yes, Please complete Addendum E attached.*
3. Give the estimated cost of the project: \$ primary sign was temporarily permitted when road project allowances were in place.
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: primary sign had been allowed so it is  
 Intended Completion Date: already in place.

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 11-2-23 Landowner See email (digital) approval  
 Landowner \_\_\_\_\_  
 If different from landowner, Applicant Juan Jacob Weber

Comments by the Administrative Officer: INITIAL SIGN AMUC. RECEIVED 10/11/23. DEEMED INCOMPLETE 10/18/23. COMPLETE APPLICATION WITH REQUEST FOR VARIANCE RECEIVED 11/9/2023 AND REFERRED TO DRB 12/5/2023  
DRB HEARING WARNED 1/9/2024 FOR WEDNESDAY 1/24/2024

JANET & JOEL MONDLAK  
PO BOX 66, BRANDON, VT 05733  
802-558-1760  
janetmondlak@gmail.com

**VARIANCE REQUEST FOR SIGNS AT 10-12 Center St.**

- 1 ) Primary: There is no place on the building façade to mount a sign.  
Flags: There are two distinct storefronts with separate addresses and entrances.
- 2 ) Primary: If we were to hang a metal or wood sign over the doorway, it could be potentially hazardous to the people entering the storefront.  
Flags: It is not unreasonable to have two flags on a building with two storefronts.
- 3 ) This building was built in the 1890s.
- 4 ) This building is in the Central Business District in the middle of our downtown. Our business community is full of many signs made of all types of materials and there are many flags flying.  
Primary: Allowing a lightweight vinyl sign is much less detrimental to the public than a sign that is made from a much heavier material.  
Flags: The flags are in the same poles that the Town uses every year for the July 4<sup>th</sup> American flags. They have been pre-existing on the building for decades.
- 5 ) Primary: A variance would enable us to keep our primary sign without making any changes at all – something that has been in place for more than 3-1/2 years and was allowable when hung.  
Flags: The two flags are an attempt to inform the traveling public what is being sold in two large downtown storefronts *using only two words*. We believe this is a minor and reasonable modification to the Land Use Ordinance.

6290

ACROSS THE STREET, 10-12 CENTER ST., BRANDON, VT



Vinyl business  
sign



2 flags