

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

**On Wednesday February 28, 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 #6297: This is a request by Jason Sica for a setback waiver from the south property line, in order to reconstruct a single family residence on a pre-zoning ~~non-conforming~~ 0.33 acre parcel at 22 Marble St. (Parcel #23-50-38).

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**

-----

FEB 6 2024

Application No.: 6297

ZA REVIEW 2/6 NO FEE, NO SITE PLAN  
INCOMPLETE EMAIL 2/21/24  
By: [Signature]

Town Office Use Only

Town of Brandon  
49 Center Street  
Brandon, Vermont 05733

Phone: (802) 247-3635 ext. 202  
FAX: (802) 247-5481

Tax Map # 23-50-38  
Parcel ID # 0031-002A  
No. of Acres 0.334  
Fee \$ 365  
Zone NR

Date Completed: \_\_\_\_\_  
Decision: \_\_\_\_\_  
Check # 108  
Deed Reference \_\_\_\_\_  
Rec'd by \_\_\_\_\_

### APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):  
JASEN J SICA  
6 MARBLE ST  
BRANDON VT 05733

Home Phone: 031 786 0391  
Work Phone: \_\_\_\_\_  
Fax Phone: \_\_\_\_\_  
EMAIL JAK4647@aol.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):  
22 MARBLE 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 / SETBACK WAIVER
- Conditional Use
- Major Subdivision
- Planned Unit Development
- Local Act 250 Review

[10/12]  
Pg 1

RECEIVED  
FEB 7 2024  
APPLICATION COMPLETE  
[Signature]

1. Give a detailed description of the CURRENT use of the property, how many buildings and their respective uses, dimensions, setbacks, etc: Home Sameville
2. Give a detailed description of the PROPOSED project:
  - a) Describe the construction (include building dimension, size and location), and the proposed use: TAKING DOWN DRYROT HOUSE (SEE SEPARATE APPLICATION # 6298)  
INSTALL A MOXO/HA - 44 X 276 (2 BEDRM)
  - b) Does it involve erecting a sign (Please complete Addendum C attached), fence, pre-made structure or installing a pool? XO If yes, describe dimension, size and location:
  - c) Does it involve a change of use? XO If yes, describe current use and proposed use:
  - d) Does it involve a subdivision or boundary line adjustment? XO If Yes, Please complete Addendum B attached.
  - e) Does it involve construction of an agricultural structure or use? XO If Yes, Please complete Addendum D attached.
  - f) Does it involve development or construction in a flood hazard area? XO If Yes, Please complete Addendum E attached.
3. Give the estimated cost of the project: \$ 250,000
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: Feb 22 - 24  
 Intended Completion Date: JULY 4th - 24

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 2-1-24 Landowner [Signature]  
 Landowner [Signature]

If different from landowner, Applicant \_\_\_\_\_

Comments by the Administrative Officer: DEMO OF EXISTING 3 BEDROOM SFR. A SEPARATE APPLICATION (#6298), APPLICATION 6297 REQUESTS A SETBACK WAIVER FOR A NON CONFORMING SETBACK.  
REFERRED TO DEB 2/7/24. HEARING WANTED FOR 2/28/24, 7:00 AM, Town Hall

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

Application No.: \_\_\_\_\_

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](http://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? NO, if so, how many? 2 BEDROOMS  
Are you increasing the number of dwelling units? NO if so, how many? \_\_\_\_\_  
If this is a business/home occupation, how many employees are expected? NO; 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? NO  
If yes, explain and attach an access permit if required \_\_\_\_\_  
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)? \_\_\_\_\_ 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? 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\*? \_\_\_\_\_ What is the maximum number of vehicles expected on site at any given time? 1 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? \_\_\_\_\_ Is there adequate space within the boundaries of the lot for loading and unloading? yes
- 618 Is this a structure over 400 cubic feet in volume (incl. mobile homes)? yes Will it be installed and anchored as required? yes
- 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? \_\_\_\_\_

623 Will the project cause an excessive increase in quality, rate or rechanneling of water runoff on neighboring properties? X10 If yes, what provisions have been made to avoid this possibility? \_\_\_\_\_

624 Will there be an outdoor display of retail products? X10 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? X10, 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? X10

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? X10  
For "junkyards" provide state certification.

Applicant's signature [Signature] date 2-1-24

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 [Signature] date 2-1-24

The Zoning Administrator's Action for Application \_\_\_\_\_:

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.

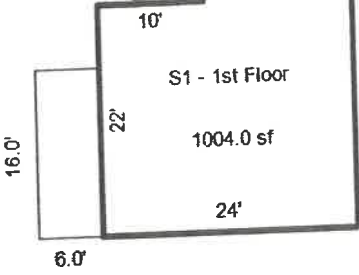
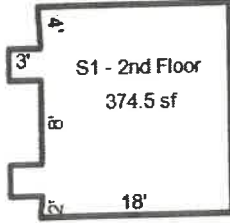
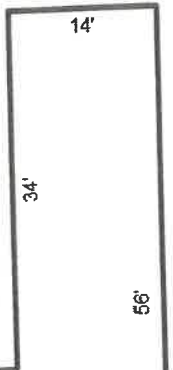
C) The Zoning Administrator has REFERRED the Application to the Appropriate Municipal Panel (Development Review Board) per Town Zoning Regulations.

WARNING FOR PUBLIC HEARING 2/28/2024 REFERRED TO DRB on 2/7/24 [Signature]

[Signature] date 2/13/2024  
Jeffrey Biasuzzi, Zoning Administrator



EXISTING SFR  
(3 BEDRM)  
(TO BE REMOVED)



60



APPLICATION # 6297  
PROJECT 23-50-38

P/L - SIDEWALK  
C/L VTRT. 73  
(ASSUMED 50' WIDE ROW)

25± FT  
MARBLE ST.