



**TOWN OF BRANDON  
DEVELOPMENT REVIEW BOARD  
APPLICATION FOR CONDITIONAL USE  
FINDINGS AND DECISION**

In Re: Applicant: Briggs Lane Brandon, LLC

Landowner: Briggs Lane Brandon, LLC

Permit Application No. 6304

Introduction and Procedural History :

This proceeding involves review of an application for conditional use submitted by Applicant/Landowner: Briggs Lane Brandon, LLC under the Town of Brandon Zoning Bylaw.

The application was received by the Town of Brandon on February 21, 2024. A copy of the application is available at the Brandon Town Office, 49 Center St.

On March 13, 2024, a notice of public hearing was sent for publication to the "The Reporter".

On March 12, 2024, a copy of the notice of the public hearing was mailed to the applicant and landowner by certified mail and to the adjoining property owners by regular mail. List is included in the file, located in the Brandon Town Office, 49 Center St., Brandon.

The application was considered by the Development Review Board at a public hearing which was opened and closed March 27, 2024.

The Development Review Board reviewed the application under the Town of Brandon Zoning Bylaw, as approved May 7, 2012.

Present at the hearing were the following members of the Development Review Board: Sam Stone, Jack Schneider, Jim Desmarais, John Peterson and Bob Clark.

**Chris Conlin, Jesse Murdock, Bill Moore and Jeff Biasuzzi, Zoning Administrator were sworn in.** Present for the hearing were: Cecil Reniche-Smith, David Steinberg, Allyson Brown, Justin Brown, David Roberts, Steven Jupiter, Vicki Disorda, Caroline Carpenter, Barbara Smith-White, Patrick Snow, Sandy Mayo, Ray Marcoux and Hillary Knapp, Secretary.

The following individuals requested and were granted interested party status: Carrie and Josh Frasier.

#### FINDINGS

Based on the application, testimony, exhibits, and other evidence the Development Review Board makes the following findings:

The applicant seeks a conditional use permit for a change of use from a commercial space to a residential space.

The property is located at 8 Conant Square (Parcel # 22-51-23)

The property is in the Central Business District.

In accordance with the Brandon Land Use Ordinance, the permit requires a Development Review Board Hearing.

The proposal meets the criteria set forth by the BLUO Section 302i (2) regarding conditional uses for dwelling units in the Central Business District.

The building has 2 commercial units on the ground floor and three residential apartments on the second floor.

There is one vacant commercial space, and the application is turning this space into a residential space.

The space will not change the commercial storefront appearance.

The purposed dwelling will have one bedroom.

There will be no construction required and the storefront window will not be changed.

#### DECISION AND CONDITIONS

**Based upon these findings, the Development Review Board voted 5 (approve) -0 (deny) to approve the conditional use permit #62304 for change of use from a commercial space to a residential space at 8 Conant Square.**

- Parking at the residence will be off-street parking.

Dated at Brandon, Vermont, this     day of



[Samantha Stone \(Apr 22, 2024 08:21 EDT\)](#)

Samantha Stone, Chair

Brandon Development Review Board  
Applicant/Landowner: Briggs Lane Brandon, LLC

Conditional Use  
#6304

NOTICE: This decision may be appealed to Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.