

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

In Re: Landowner/ Applicant: Briggs Lane Brandon, LLC

Permit Application No. 6304-A

Introduction and Procedural History

This proceeding involves review of an application for variance request submitted by landowner/applicant: 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., Brandon, VT.

On March 13, 2024 a notice of public hearing was published in "The Reporter".

On March 12, 2024 a notice of public hearing was posted at the following places:

- a. The bulletin board outside the Town Office, 49 Center St., Brandon.
- b. The bulletin board in the lobby at Lake Sunapee Bank, 2 Park St., Brandon
- c. The bulletin board outside Junction Store & Deli, Forest Dale Road, Brandon.

On March 12, 2024 a copy of the notice of the public hearing was mailed by certified mail to the applicant and sent to the adjoining property owner 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 on 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, Bob Clark, Jack Schneider, John Peterson and Jim DesMarais.

Others in attendance: Chris Conlin, Jesse Murdock, Bill Moore, 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, Jeff Biasuzzi, Zoning Administrator and Hillary Knapp, Secretary

Chris Conlin, Jesse Murdock, Bill Moore and Jeff Biasuzzi, Zoning Administrator were sworn in.

No interested party status was requested.

FINDINGS

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

The applicant seeks a variance from the requirement to maintain a storefront.

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 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

If the property is sold and the new owners want to change the store front a variance permit will be needed.

DECISION AND CONDITIONS

Based upon these findings, the Development Review Board voted unanimously that a variance request was not required for this request as the appearance of the store front was not changing at the property at 8 Conant Square.

Dated at Brandon, Vermont, this 19 day of April 2024



Samantha Stone (Apr 22, 2024 08:24 EDT)

Samantha Stone, Chair

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.