



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

In Re: Applicant: Doug Cummings

Landowner: Middlebury National Corp

Permit Application No. 6305

Introduction and Procedural History :

This proceeding involves review of an application for conditional use submitted by Applicant: Doug Cummings and Landowner: Middlebury National Corp under the Town of Brandon Zoning Bylaw.

The application was received by the Town of Brandon on March 5, 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 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, Bob Clark Jim DesMarais and John Peterson

Doug Cummings, David Steinberg, Allyson Brown, Justin Brown, David Roberts, Bill Moore and Jeff Biasuzzi, Zoning Administrator were sworn in. Present for the hearing were: 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: David Steinberg

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 to build 32' X 64' building to house a laundromat with parking.

The property is located at 56 Franklin Street (Parcel # 23-51-68)

The parcel is in the Neighborhood Residential District.

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

Exhibit A was entered into evidence, a letter from the applicant stating the proposal for the project.

Exhibit B was entered into evidence, a letter from the abutting owner requesting certain conditions be met.

The applicant has spoken to the sewer department, the highway department and VTrans in regard to the project and the departments have provided their approval.

The property had housed the former car wash.

Testimony was given by the Town Economic Development director stating that there was a need for the laundry mat in Town.

Concerns were expressed by the neighbors about the safety of drivers entering and exiting into the laundromat from/to High Street.

DECISION AND CONDITIONS

Based upon these findings, the Development Review Board voted 5 (approve) -0 (deny) to approve the conditional use permit #6305 for the construction of 32'x 64' structure at 56 Franklin Street to house a laundromat.

- The exterior of the building will be consistent with the surrounding area.
- The neighbors will reconvene with the property applicants to discuss the details of the building.
- A fence that is appropriate in height to provide privacy and is in character of the neighborhood, shall be constructed and funded by the applicant.
- The applicant will consult with the Highway Department on the safest traffic flow into and out of the laundromat.
- During construction, all equipment and supplies will be screened and away from the residential side of the property.

Brandon Development Review Board
Applicant: Doug Cummings Landowner: Middlebury National Corp

Conditional Use
6305

- All supplies and equipment for the laundromat will be stored in outbuildings.
- All EPA and Vermont Air Quality & Climate Division standards will be met.
- All required local, state and federal water and wastewater rules will be met.
- All signage will comply with the sign ordinance.

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.