

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

On Wednesday, April 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 Application #6311 from MT Associates (Owner), which requests a (corrective) Conditional approval with Variance for certain signs installed at 9 & 11 Conant Sq. (parcel # 22-50-34) during new construction without specific approval. As some of these signs do not conform to Zoning Section 407, Owner's request has been referred to the DRB.

A partial copy of this application is enclosed and posted at 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.: 6311

Town Office Use Only

Town of Brandon 49 Center Street Brandon, Vermont 05733	Tax Map # <u>22-50-34</u>	Date Completed: _____
Phone: (802) 247-3635 ext. 202	Parcel ID # <u>0042-0000</u>	Decision: _____
FAX: (802) 247-5481	No. of Acres <u>.998</u>	Rec'd by _____
	Fee \$ <u>986.</u>	Check # _____
	Zone <u>CBD</u>	Deed Reference <u>pg 572</u>

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):
MT Associates
217 N. Main Street

Home Phone: _____
 Work Phone: 802-775-5534 ext 204
 Fax Phone: _____
 EMAIL Laura@midwayoil.biz

Name and Address of Applicant(s)
 (if different from property owner):
Laura Merone-Walsh
Donuts of Rutland
same as above

Home Phone: _____
 Work Phone: 802-775-5534 ext 204
 Fax Phone: _____
 EMAIL Laura@Midwayoil.biz

Current property information/location (for boundary adjustments include for all parcels involved):
94 H CONANT SQ

- 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



[10/12]
 Pa 1

1. Give a detailed description of the CURRENT use of the property, how many buildings and their respective uses, dimensions, setbacks, etc: EXISTING CARWASH, FUEL STATION, DONUT/COFFEE SHOP, APPROVED BY CONDITIONAL USE PERMIT #5974
2. Give a detailed description of the PROPOSED project:
 - a) Describe the construction (include building dimension, size and location), and the proposed use: CORRECTIVE PERMIT FOR UNPERMITTED SIGNAGE
 - b) Does it involve erecting a sign (Please complete Addendum C attached), fence, pre-made structure or installing a pool? Y If yes, describe dimension, size and location: _____
 - c) Does it involve a change of use? N If yes, describe current use and proposed use: _____
 - d) Does it involve a subdivision or boundary line adjustment? N If Yes, Please complete Addendum B attached.
 - e) Does it involve construction of an agricultural structure or use? N If Yes, Please complete Addendum D attached.
 - f) Does it involve development or construction in a flood hazard area? T.B.D. If Yes, Please complete Addendum E attached.
3. Give the estimated cost of the project: \$ _____
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: _____
 Intended Completion Date: _____

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 4-5-2024 Landowner Laura Meune-Walsh / MT Associates
 Landowner _____
 If different from landowner, Applicant Laura Meune-Walsh

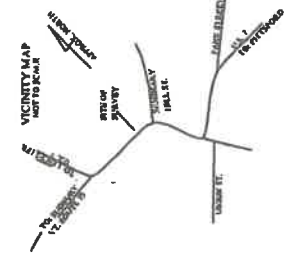
Comments by the Administrative Officer: APPLICATION REQUESTS CORRECTIVE PERMIT TO APPROVE SIGNS INSTALLED, IN ADDITION TO THOSE APPROVED BY PERMIT #5974 (10/7/2018). MAJORITY OF ADDITIONAL SIGNS ARE OF MATERIALS OR ILLUMINATION NOT ALLOWED UNDER RLUD SECTION 407, WHICH WILL REQUIRE A VARIANCE FROM DRB.
REFERRED TO DRB 4/9/24, FOR A PUBLIC HEARING ON WED. 4/24/2024 AT 700 PM, AT TOWN HALL (1 CONANT SQ.)

CMR/ZA

APPLICATION 6311
 PARCEL 22-50-34

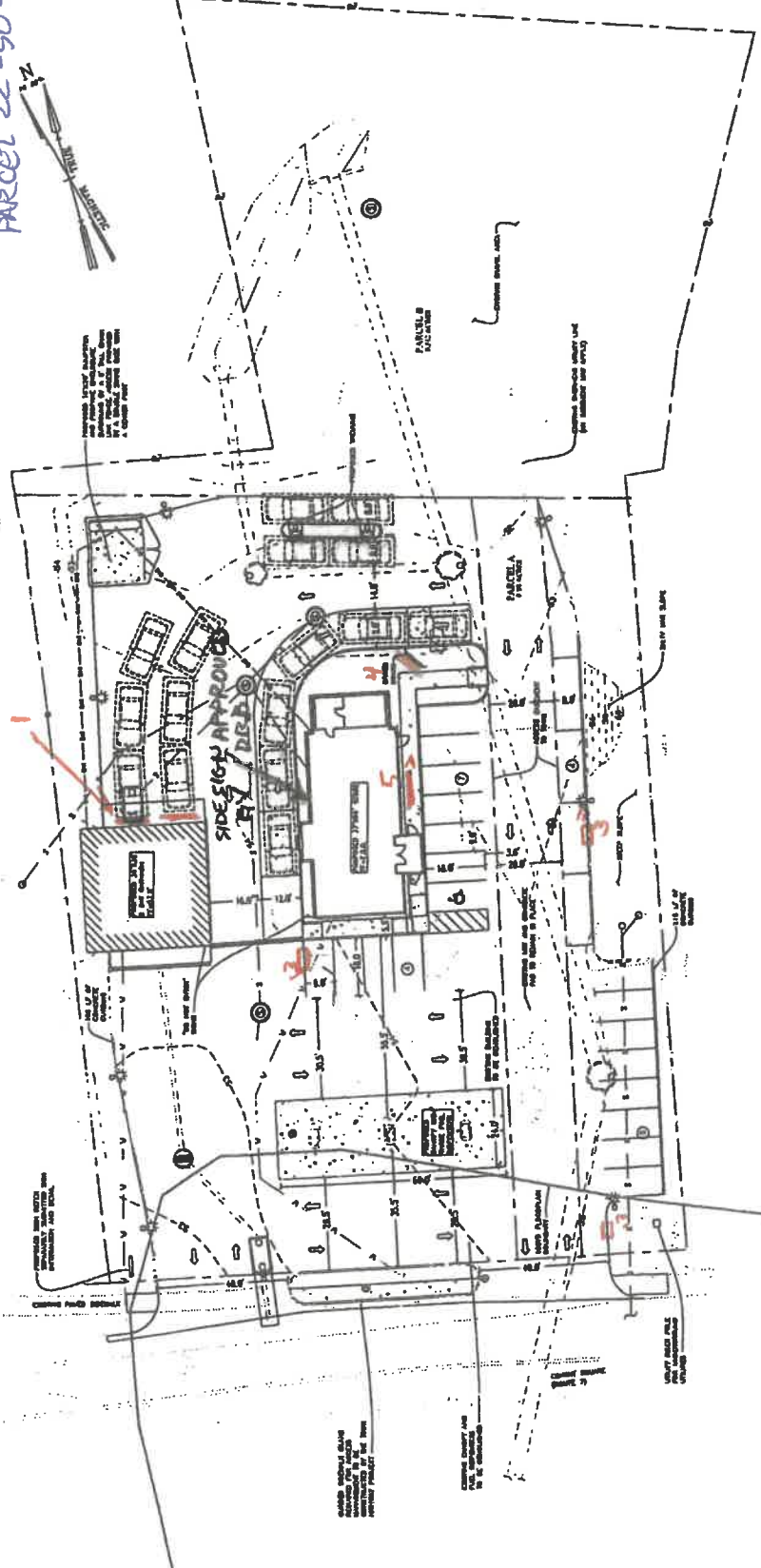
- VEGETATION**
- WETLAND BUFFER
- EDGE OF FLOODPLAIN
- CULVERT
- UNDESIRABLE
- WALLING
- ARCHAEOLOGICAL UTILITY
- WELL LINE
- SMALL FLOWING
- FLUWING WALL
- TOP OF BANK
- QUARRIES
- UNDERGROUND ELECTRIC
- OPTIC FIBER LINE
- SOLENOID 4'S
- VALVE TYP. 4 STRIKE IN
- VINTAGE TYP. R/W STRIKE
- GRAVEL ROAD
- PERMITS
- SEDIMENT/CONCRETE

GRAPHIC SCALE
 1" = 20'



ZONING INFORMATION
 General Business District
 Setbacks - 100 Feet Required
 Maximum Building Height - 36 FT
 Maximum Impervious Coverage - 100%
 Minimum Lot Size - 1,000 SF
 Off-street Parking - None required for non-residential properties

LIST OF AMENDMENTS
 BY
 DATE
 COMMENTS



GENERAL NOTES:
 1. THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE CONSIDERED A CONTRACT DOCUMENT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 5. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

1 SKETCH SITE PLAN
 2-1

NOTES FROM MT ASSOCIATES, LLC SURVEY DATED SEPTEMBER 2008
 SOURCE DEED FOR PARCEL'S A, B & C
 1. THIS SURVEY WAS CONDUCTED BY MT ASSOCIATES, LLC AND PARCEL'S A, B & C WERE FOUND TO BE ADJACENT PARCELS.
 2. THE SURVEY WAS CONDUCTED ON 11/15/08.
 3. THE SURVEY WAS CONDUCTED BY MT ASSOCIATES, LLC AND PARCEL'S A, B & C WERE FOUND TO BE ADJACENT PARCELS.
 4. THE SURVEY WAS CONDUCTED ON 11/15/08.

SURVEY NOTES:
 THIS IS A THEODOLITE TOTAL STATION SURVEY WITH REFERENCE POINTS BASED FROM LOCAL ADJACENT PARCELS AND THE TOWN OF BURLINGTON. THE SURVEY WAS CONDUCTED ON 11/15/08.
 1. THE SURVEY WAS CONDUCTED BY MT ASSOCIATES, LLC AND PARCEL'S A, B & C WERE FOUND TO BE ADJACENT PARCELS.
 2. THE SURVEY WAS CONDUCTED ON 11/15/08.

**NOTES REGARDING THE INFORMATION IS BASED FROM A SURVEY MADE BY PARCEL'S A, B & C
 PROVIDED TO ME BY MT ASSOCIATES AND BARRINGTON FROM THIS AS SHOWN. IT IS THE INTENT OF THE
 SURVEY TO ONLY PROVIDE INFORMATION TO THE CONTRACTOR FOR THE PROJECT. THIS IS NOT A
 CONTRACT DOCUMENT AND IT IS NOT THE INTENT TO SHOW ON LOCAL EASEMENTS OR RECORD.**

Building Category	Area (SQ. FT.)	Permit	Multiplier	Total
Residential	1000	100%	1	1000
Commercial	2000	100%	2	4000
Industrial	5000	100%	5	25000
Public	1000	100%	1	1000
Total	9000			31000

1. SIDE SIGN APPROX. 3' X 15' DRIB
 2. FLUSH MOUNTED DD SIGN
 3. MENU SIGN (1) PERMIT 5974
 4. PERMIT 5974
 5. NON-ILLUMINATED FLUSH MOUNTED DD PARCEL 0042-0009

APPROVED BY DRB 10/11/10
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DRAFT SKETCH DESIGN
 NOT FOR CONSTRUCTION

Environmental Science & Engineering
 348 Avenue D, Suite 15
 Williston, VT 05495
 www.esc-va.com

MIDWAY OIL COMPANY, INC.
 CONCEPTUAL SITE PLAN
 DUNKIN' DONUTS - ALTERNATIVE 1

SP. 1
 10/11/10