

DRB Hearing September 11, 2024

Meeting Minutes

Board Members: Jack Schneider, Sam Stone, Jim Desmarais, John Peterson and Bob Clark

Others in Attendance: Nathan Classens, Jason Larocque, Arthur Mitchell, Bill Moore, Hillary Knapp (Clerk) and Larry Stevens, Zoning Administrator.

1. Meeting was called to order at 7:03pm. (Motion by Jack/Jim, passed unanimously)
2. Motion by John/Bob to approved the minutes from the April DRB hearing (passed unanimously).
3. (A) Warning was read into order by the DRB Secetary for Yossi Schoor, 291 Jones Driving Hearing. Larry Stevens, Jason Larocque and Bill Moore were sworn in. No interested party status was requested. Jason entered into evidence Exhibit A (packet of required information for the ACT 250 permit request) and Exhibit B (maps of the requested project). Yossi Schoor has a purchase and sales agreement to purchase Unit J in Park Village. The building has not been used in many years. The project is to create 22 apartment units within the building, there will be mutiple unit sizes to include 8 three-bedroom apartments, 6 two-bedroom apartments, 4 1-bedrrom apartments and 6-studio apartments. The building is a 17,000 square foot building and the project will focus on the building itself. There are no other changes being made to the property. The project will be a low impart with a substantial investment. Yossi has secured funding to assist witht his project and the DRB review of ACT 250 is one of the requiements of the funding process. The units will consist of 50% low income housing units.

The Educational impact of this project with the two and three bedroom apartments would be approximately 24 students split between the elementary and high schools. There would be capacity within the schools to accommodate this increase of sudents.

Municipal Services: The packet received by the board (exhibit A) includes the sewer allocation for the increased flow, along with the Fire Districts ok for the increased flow as well. There are two questionnaires attached in th packet as well, signed off by the Town Manager that the project can be managed, along with a certificaion for the Rescue Squard that they can also provide services to the new apartments in this project.

Town Plan: Housing-Park Village is a mixed use area and this be situated south of the existing day care. This area is slated for both residential and commerical use. These new apartments will be near Estabrook Field which hold a lot of activites for familys to attend. This project will allow for a building to be renovated that if not rehabed will be left undeveloped. This will also allow for econoimc development in the community by providing housing, high speed internet, etc). The 22 units can come online within the next two years. Most of these units will be rented to those inbetween houses and might be living with others in the Brandon community already. This project will also help with the employment gaps that may exisit within the community. This also allows for the opportunity for the project to work with Effeciency VT to ensure that the apartments are built in the most energy efficient way. There is easy access to Route 7 and points North and South.

The Town (Larry) view is the same as Jason's, housing is needed and it fits within the development plan of the Town. The Town does not have any issues with this project.

John had asked about a statement from the Superintendent in regards to the educational piece of ACT 250 and Jason stated that he would provide the Town and the board with a copy of that statement. There was also a question from Sam about what parking would look like at the apartment complex. On the map that was provided (Exhibit B), Jason showed where the parking would be. There will be no increase to the amount of asphalt on the property and once the area has been cleaned up there may be more impervious surfaces than originally shown on the map. There will be 1 ½ spaces per unit and the spaces will be 10x20, along with room for handicap parking. At current time there are 33 spaces planned for parking. Jack asked if a wetlands assessment was needed for the property. Jason had stated that where the property is there are no wetlands within 50 feet and with the project not going outside its current footprint a wetlands assessment was not needed.

Bill Moore stated that the Town is very excited about this project and that there has been talk about this for the last year with Yossi. The Town is willing to partner with Yossi on this project to obtain other financing. This hearing closed at 7:35pm

4. The hearing for Arthur Mitchell opened at 7:35pm and the warning was read into order by the secretary. Arthur Mitchell and Larry Stevens were sworn in and no interested party status was requested. Arthur is looking to build a pole barn on the edge of his property, there are some trees that he does not want to cut down and the septic system where the building cannot be built on the property. A 15 foot setback waiver is being requested for the building of the pole barn. The Town has not looked at this location and is not sure what is on the other side of the property line. Arthur stated that is is a wooded area that goes down to a brook. There was a question as to if the adjoining property owners have been informed of the request for the 15 foot setback waiver. Sam read section 1016 of the BLUO to discuss what the setback waiver requirements are and asked by the setback needs to be 15 feet. Arthur stated it was to keep the natural features of the property. This hearing closed at 7:47pm.
5. No public comment was made.
6. Board went into deliberative session at 7:50pm.

Respectfully submitted,

Hillary Knapp, DRB Clerk

Continuation of September 11, 2024 hearing on 10/2/2024

Board Members: Sam Stone, Jack Schneider and Bob Clark

Others Present: Larry Stevens, Zoning Administrator and Hillary Knapp, Clerk

7:03 the meeting was called to order.

No minutes will be approved due to this hearing being a continuation of the September 11th hearing.

The hearings were requested to be continued after the last meeting in order for proper warning procedure to be followed.

After the hearing on September 11th it was determined that application # 6341 for an ACT 250 hearing was not required for the request. This hearing will no longer require a decision.

Application #6350 was reopened at 7:04pm.

Testimony that was previously submitted on September 11th was brought into evidence for this hearing (Motion by Jack/Bob, approved 3-0). No one requested interested party status or provided additional information for the hearing on October 2nd.

Hearing was closed at 7:06pm.

No public comment was heard.

Respectfully submitted,

Hillary Knapp
DRB Clerk