

DEVELOPMENT REVIEW BOARD
M I N U T E S
Thursday, July 24, 2025

Board members present: John Peterson, Jack Schneider, Bob Clark, Ralph Ethier
Public present: Kamil Jablonski, Stephanie Davis, Josh Davis.

- 1 The meeting was called to order by John Peterson at 7PM.
The agenda as posted was adopted 4-0.
- 2 The minutes of June 26, 2025 were approved 4-0.
- 3a Hearing for application #072625-A Emrose Luxury Resort LLC opened at 7:01PM
See notes below generated by Minutes AI.
- 3b Hearing for application #072625-B Stephanie Davis opened at 7:10PM
See notes below generated by Minutes AI.
- 4 Public comment and participation: none heard outside the hearings
- 5 The meeting was adjourned by 4-0 vote at 7:17PM.

Notes

Created on July 24, 2025 at 7:00 PM by Minutes AI

- 1 Meeting Opening
 - The meeting of the Brandon Development Review Board is called to order.
 - Speakers are asked to state their name when speaking for recording purposes.

Notice of Public Hearing

- Application number 0726 from Emrose Luxury Resort LLC, Camille Jablonski, owner, for a setback waiver for an addition on the main building at 1246 Franklin Street, parcel number 0240086.
- Application from Stephanie Davis for a setback waiver.

- 2 Approval of Minutes
 - Motion to approve the minutes of June 26th.
 - Motion seconded.
 - Vote to approve the minutes: all in favor, say aye; opposed, say nay.

3a Emrose Luxury Resort Hearing

- Swearing in of speaker for Emrose Luxury Resort.
- Speaker states they have been on this journey for a year and a half and have fully redeveloped all the cabins in the back.
- The speaker changed the purpose of one building in the back to a gym for the guests.

Project Overview

- Another building will be a playroom for kids.
- The pool is being revamped with a poolside bar.
- The barn will be a bar open to the public, with the original structure refinished.
- The main building is planned to have a restaurant and wedding venue.

Extension Setback

- The extension aims to align with the existing structure for aesthetic flow.
- The town is supportive of the project, seeing it as a benefit.
- The extension will create a ballroom suitable for weddings.
- The owner intends to keep adding to the property to make it unique.

Setback Requirements

- The setback requirement is believed to be 60ft due to the 50 mph speed limit.
- The existing building is non-conforming, but the plan is to maintain the same degree of non-conformance.
- The hearing is declared closed, with a 45-day decision period.
- The board will try to make a decision as quickly as possible.

Pool Depth

- The pool is being filled to a depth of five feet for safety reasons.
- The owner notes that many resorts have pools that are four and a half feet deep.
- The pool will have a bar nearby.

3b Hearing Details

- Second hearing at 7:10 PM for application number 072-2625B from Stephanie Davis for a setback waiver.
- Request is for building a greenhouse on McConnell Road, parcel number 0084-3186.
- The setback request is for 30ft from the property line.

Testimony

- Stephanie and Josh Davis are present to speak about the project.
- They received a grant through NCRS for the greenhouse.
 - Placement is difficult due to septic, velcro lines (100ft easement, 50ft from center line), and desire to avoid tree branches.
 - They wanted to be courteous to neighbors in the Triangle Court trailer park and avoid creating an eyesore.
- NCRS helped dictate the placement of the greenhouse.

Town's Position

- Larry states that the town is very supportive of the project.

Board Questions

- A board member notes that there is already a greenhouse on the property.
 - The greenhouse was built and erected by June 1st (with an extension to June 30th) to secure funding.
- The Davises thought they could be 30ft away due to the 30 mph zone in front of their house, but half their property is rural and half is mixed-use.
- The greenhouse is about 30-32ft from the trailer park line.
- Stephanie offers pictures showing the location relative to the trailer park and the road.
- Larry confirms it's a side setback, and because it's a 40 mph zone, the setback is 60ft due to the rural designation.

Setbacks and Requirements

- The rules state 30 to 40, but it's confusing because they're at 30s, not 35.
- According to the blue O, the least restrictive setbacks and requirements can be used.
 - Mixed use would be less restrictive for setbacks.
 - Agriculture is conditional in mixed use where rural is permitted, and the majority of the property is in the rural district.
- Setbacks are 60ft from the roadway and 60ft from the side.
 - All four setbacks are 60ft.

Evidence and Meeting Adjournment

- Documents are entered into evidence and will be brought to the office.
- The meeting is adjourned at 7:17pm.
 - There are 45 days to make a decision.
 - They will try to make the decision as quickly as possible.

5 The meeting was adjourned by 4-0 vote at 7:17PM.