

**Development Review Board Minutes of August 28, 2025
7PM, Brandon Town Hall, 1 Conant Square, Brandon, Vermont**

Board members present: Bob Clark, John Peterson, Jim Desmarais, Ralph Ethier (alt.)

Board members absent: Sam Stone, Jack Schneider

Others present: Larry Stevens (zoning administrator), Eric Sanborn (representing Jasen Sica)

1 John Peterson, as acting chair, called the meeting to order at 7:04PM. The posted agenda was adopted by a vote of 4-0.

2 Minutes of July 24, 2025, were approved as submitted/posted by a vote of 4-0.

3 Public Hearing on Application #082825, Applicant Jasen Sica, 22 Marble Street (parcel ID #024-0031-0022), requesting setback waiver for the construction of a carport with a proposed setback of 20' from the property line

Eric Sanborn (representing Jasen Sica) and Larry Stevens (zoning administrator) were sworn in. The notes between the #### marks were produced by Minutes AI and are made part of these minutes. A Zoom recording of the meeting is available.

Beginning of Minutes AI notes

- Eric Sanborn states his name for the record.
- Sanborn says Jasen Sica mentioned to a zoning officer about a stipulation regarding the construction of a carport when he purchased the property and constructed his house.
 - Sanborn says, "My understanding was he filed or mentioned to previous town zoning officer that in the purchase of his property and the construction of his house, there was supposed to be some stipulation regarding the construction of a carport."
- Sanborn says the stipulation was not filed.
- Construction of the carport began, and someone noticed.

- Larry Stevens stated Jasen thought he added the carport to his original permit when seeking setbacks for house construction.
- The carport wasn't on the original application and is a foot from the neighbor's property line.
 - A letter from the neighbor agreeing to the construction is included in the packet.
 - The Town has no issues with the construction.

Setback Requirements

- The setback requirement is 20 feet, but the carport is only one foot from the property line.
- Bob Clark notes the small, narrow lots on the west side of the street.
- Driveways have a 5-foot setback.
 - The driveway is right under the carport.

Additional Information

- Eric stated they wouldn't have built the structure if they knew there would be an issue.

End of Minutes AI Notes ###

The hearing was closed at 7:11 PM. Those in attendance were advised that the DRB will deliberate and issue its decision within 45 days.

- 4 Public comment: None was forthcoming
- 5 Brief deliberative session was conducted.
- 6 Adjournment was unanimously voted (4-0) at 7:14 PM.

Respectfully submitted,


Seth M Hopkins, Town Manager