

DRB Hearing Minutes

September 25, 2025

Board Members: John Peterson, Jack Schneider and Bob Clark.

Others Present: Ray Marcoux, Kevin Perron, Danielle Woodbury, Johnny Woodbury, David Fontaine, Lissa Nilsson, Patricia Bassett, Hillary Knapp (Clerk) and Larry Stevens (Zoning Administrator).

Meeting Called to Order

- Meeting of the Brandon Development Review Board called to order on Thursday September 25, 2025 at 7:00pm.
- Motion by Bob Clark/Jack Schneider to approve the agenda as written. Approved 3-0

Approval of Minutes

- Motion to approve the minutes for August 28, 2025 made by Bob Clark/John Peterson.
- Motion passed.
- One abstention.

Woodbury Hearing (092525-A)

Danielle Woodbury, Johnny Woodbury, David Fontaine and Larry Stevens were sworn in.

The warning was read into testimony by the clerk.

Interested Party status was requested by David Fontaine and Lisa Nilsson.

Applicants' Statement - Johnny and Danielle Woodbury

- Johnny Woodbury and Danielle Woodbury purchased property at 126 Kennedy in Forestdale.
- Zoning requires at least two acres for the project, which the property does not have
- They own one acre, which is shaped like Vermont.
- The widest point is 132ft.
- Requesting 15ft setback to accommodate house, breezeway, and garage due to septic location.
- Septic has been inspected and approved.

- The planned house will cost around \$486,000.
- They contacted the sellers who were delinquent in land records to acquire the property.
- The goal is to "make this area more valuable for the town and for the surrounding neighbors."
- Neighbors are excited and are cleaning up the yard.

Town Comments:

- Larry from the town says the town has no disagreements and "feel that it's going to benefit the area and add value."

Board Questions/Comments:

- Bob Clark asks about the setbacks and if they are on all four sides of the land.
 - The set back waiver would be on three sides.
- Dubois and King signed off on the septic system.

Public Comment:

- David Fontaine is a neighboring property owner.
- He said the dilapidated home that was there was a significant health hazard.
- He said tearing down the house and leveling it was the smartest thing to do.

The hearing was declared closed at 7:12pm.

Bassett Hearing 092525-B

Hearing was declared open at 7:14pm

Patricia Bassett, Kevin Perron, Ray Marcoux and Larry Stevens were sworn in.

Warning was read into testimony by the Clerk.

Kevin Perron and Ray Marcoux requested interested party status.

Patricia Bassett Testimony:

- The project is on the northern side of the house, on the left side, closer to the neighbor on the north. The project is to build a storage structure.

- The reason is to put a structure there so that she can empty what is left out of the house because her house has been falling in.
- She's lost everything in the house and is unable to live there.
- Has not been able to live in the house for over five years due to black mold.
- Mold is present from the basement to the attic.
- The kitchen ceiling on the first floor has caved in.
- The structure is needed to finish cleaning out the house and to tear the house down to build a new one.
 - Speaker is in the process of ordering an Amish house, expected to be done by spring 2026.
- The land in the back is soggy due to the river and flooding, making it unsuitable for a container or structure.
- The back corner of the lawn is also often soggy.

Town Comments:

- The town's position is supportive, as it will add value to the area by removing the old structure and building a new one.
- The board has no disagreements with the plan.

Board Questions/Comments:

- Bob Clark confirms the additional structure will be permanent. Patricia stated that it would be permanent for storage such as a lawnmower and seasonal totes.
- The existing house is very close to the property line to the south, with a driveway leading to the garage.
- The house is also close to the road, with limited space to park a car.
- The storage structure will be set back at least 30ft from the road.

Public Comment:

- **Kevin Parron**, a neighbor, expresses concern about rats due to the cleanup activity at the property.
- He says he and his neighbors have noticed an increase in rat activity since the cleanup began.
- He is worried that moving stuff out of the house will worsen the problem and wants the rat issue addressed before any work is done.
- **Ray Marcoux** is the adjacent neighbor, he is fine with the shed placement as long as he can put a fence on the property line.
- He mentions the brook floods and makes part of the property unusable.
- He wants the fence to keep his dogs in his yard.
- Patricia Bassett says she has no problem with the fence.
- She states she has not seen any rats on the property and has used mole control products.
- She wants to get the work done so she can live in her house again.

The hearing is declared closed at 7:26 PM.

Motion to go into deliberative session-Approved 3-0

Respectfully Submitted,

Hillary Knapp

DRB Clerk

These notes were taken with Minutes AI (<https://myminutes.ai>) edited by Hillary Knapp