

**Town of Brighton
Development Review Board
P O Box 377
Island Pond, Vermont 05846**

September 12, 2024

Cynthia & Alan Mekler
129 Cumberland Rd.,
Gilford, NH 03249

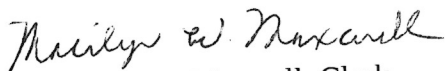
Dear Applicants:

In response to your application requiring a site plan review for a proposed two car garage at property situated at 209 Atwood Drive, Island Pond, Vermont a **public hearing is scheduled for Tuesday, October 8, 2024 at 3:00 p.m., before the Development Review Board at the Town Offices.** A site visit will take place prior to the public hearing at your property at 2:30 p.m. The Development Review Board will meet with you at the site.

Enclosed you will find a copy of the hearing notice together with a copy of the application as filed.

Your participation in this proceeding is a prerequisite to the right to take any subsequent appeal.

Sincerely,



Marilyn W. Maxwell, Clerk
Development Review Board
Town of Brighton

Copy w/enclosures to: Peder Pedersen
Alan Wing
Stacey Roese
Michael Clarke
Alan Magoon
Noah Bond, Town Manager
Beth Rodondi, Zoning Administrator
Town Clerk's Office

**TOWN OF BRIGHTON
DEVELOPMENT REVIEW BOARD
NOTICE OF PUBLIC HEARING**

Cynthia Mekler and Alan Mekler of 129 Cumberland Rd., Gilford, New Hampshire 03249 has submitted an application # 30-24, requiring a review for a proposed two car garage at 209 Atwood Drive, Island Pond, Vermont. Subject property is identified as Parcel ID # 0TR5HP-12BL Brighton (Island Pond) Vt. The request was referred to the Development Review Board by the Zoning Administrator pursuant to the provisions of Section 505 of the Zoning Bylaws for the Town of Brighton for a site plan review.

Section 209 of the Brighton Zoning Bylaws require public notice and hearing thereon. The Town of Brighton Development Review Board will hold a hearing on said application on **October 8, 2024 at 3:00 p.m., at the Town of Brighton offices**. A site visit will take place at subject property at 2:30 p.m., on October 8, 2024. A copy of this application and additional information may be obtained at the Town Clerk's Office at 802-723-4405.

Pursuant to 24 V.S.A., Sec. 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.

Dated at Brighton (Island Pond) Vermont, September 12, 2024.

Development Review Board
Town of Brighton

CYNTHIA MEKLER TRUST

Zoning Permit Application

▶ This is a legal document. ◀

Name of Applicant/Property Owner: CYNTHIA MEKLER / DANA MEKLER
 Mailing Address: 129 CUMBERLAND RD GILFORD, NH 03249
 Phone: 603-493-9441 Email: NHFLYDOC@gmail.com

Property E911 Address: 209 ATWOOD DRIVE BRIGHTON, VT
 Parcel ID# 01RETH.6R Zoning District: RR In Wellhead Protection Area? (Y/N) N
 Lot Size: 24.7 ACRES Road Frontage (in feet): 306
 Set-Backs (in feet): FRONT: 650 REAR: 25 SIDE: 900 SIDE: 500
 Dimensions of Proposed Building (in feet): LENGTH: 36 WIDTH: 30 HEIGHT: 18

Existing Easements & Rights-of-Way: SEPTIC EASEMENT NN7-201-1
 Existing Deed Covenants & Restrictions: _____
 Underlying Act 250 Permit: _____
 Type of Water System: WELL DRILLED Type of Sewage System: SEPTIC
 Proposed Use or Occupancy: 2 CAR GARAGE

Proposed Development (check all that apply):
 CHANGE OF USE _____ NEW CONSTRUCTION SUBDIVISION _____ RENOVATION _____
 ADDITION _____ STRUCTURAL ALTERATION _____ GRADING/EXCAVATION
 Proposed Construction Start Date: 5/1/2025 Proposed Completion Date: 5/30/2025

The undersigned applicant hereby requests a zoning permit for the specific use and type of development proposed in this application and the accompanying plot plan or subdivision plat.

The undersigned applicant acknowledges reading and understanding the Town of Brighton zoning bylaws and agrees to abide by these bylaws, as they pertain to the property and the scope of development identified above. The application is not complete and will not be acted upon until the applicant has fully responded to all items on this application form and furnished all documents identified under Required Documentation on page 2 of this application.

Signature of Applicant/Property Owner: Celia Mekler Cynthia Mekler Trust Date: 8/31/2024

If applicant agrees to post the application permit on the property in view of the public right-of-way, please initial here: ✓

DRB For Use by the Zoning Administrator and the Development Review Board
 Application # 30-24 Date Received: 9/5/24 Date Application Complete: 9/6/24
 Fee Paid: \$ 400.00 Date Inspected: _____ Date Application Approved: _____
 Date Application Denied/Referred: 9/6/24 Reason for Denial/Referral: Required
30ft setback need set
 Date of Appeal: _____ Date Abuter Information Received: _____
 Date Certificate of Occupancy Issued: _____ Status of Sepue Permit: _____
 Comments: _____ DRB Fee Paid: \$ _____
 Zoning Administrator's Signature: [Signature]

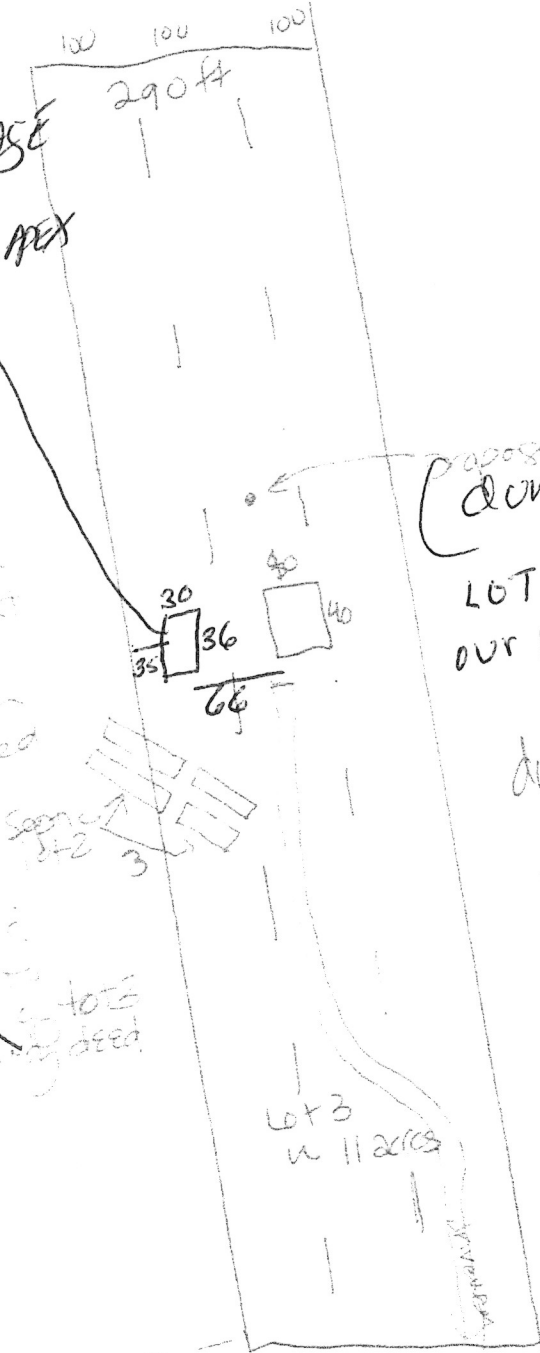
Notice: The applicant may not communicate privately (i.e. outside the public hearing) with any member of the Development Review Board about a pending application.
Notice: State permits may be required for this project. Call 802-751-0127 to speak to the state permit specialist before beginning any construction.

PROPOSED
2 CAR GARAGE
30 x 36
15 FEET AT APEX

LOT 2
OWNER
DYLAN BOND

~~Subject to W/D...
6500 - 200 -
5000 - 2
3100 - 1/4
1st 2nd 3rd proposed~~

~~or 2 Sept...
said...
225000 to 1000
or 100000 deed~~



Proposed wall
(done)

LOT 4
our property

Dwelling & decks
40 x 40
> 100 feet to
property line
on either side

Lot 3
w 112000

209 Athwood
Drive