

Town of Brighton
Development Review Board
Minutes of Hearing Held January 25, 2022

Re: Application No. 38-21

A public hearing pursuant to Section 505(Site Plan Review) as it relates to Section 210(5) Industrial, of the Town of Brighton Zoning Bylaws was held January 25, 2022 on the above entitled application for a Site Plan Review for a Zoning Permit as filed by Anthony C Tanguay. The proposed development is for the construction of two (2) self storage buildings at property located at 280 Meadow St. Island Pond, VT.

Due notice of said hearing was provided to the following adjacent property owners:

Richard Hannux
Brett Hedges
Leona & William Glover
Jeff & Joseph Morgan

Notices were mailed by Certified Return Receipt on January 12, 2022.

Public Notice was posted in three locations in town, namely, the Town Clerk's Office, and the bulletin boards outside the Island Pond Post Office and the Railroad Depot Building. It was also published in the Caledonian Record.

A site visit was held at subject property on January 25, 2022 at 2:45 p.m., with board members Pete Pedersen, Mike Clarke, Alan Wing, Alan Magoon and Margaret Muraca (clerk). Anthony Tanguay, the applicant, was present. In addition, Reggie Theroux was present, representing his mother, Leona Glover.

At the site, the group viewed the property and were given a description of the proposed structures/self storage buildings by Mr. Tanguay. It was noted that the proposed location meets all defined setbacks. The site is prepared for these buildings which will be 30 ft X 85 ft each.

The public hearing was called to order at 3:00 p.m. by Pete Pedersen, Chair, with all the above named board members present. Anthony Tanguay, the applicant was present. Reggie Theroux was also in attendance.

Margaret Muraca read the warning that was publicly posted.

It was noted that the application was received November 5, 2021 and referred to this Board on

December 3, 2021, by the Zoning Administrator for a site plan review.

Anthony Tanguay and Reggie Theroux were sworn in by Pete Pedersen.

505 Site Plan Review

No zoning permit shall be issued by the Zoning Administrator for any use or structure except for one and two-unit dwellings until the Development Review Board grants site plan approval after public notice and hearing and in accordance with 24 V.S.A. s4416. In reviewing site plans, the Development Review Board may impose appropriate safeguards with respect to the following:

- A. The adequacy of parking
- B. Traffic access and circulation for pedestrians and vehicles
- C. Landscaping and screening
- D. The protection of the utilization of renewable energy resources
- E. Exterior Lighting
- F. The size, location, and design of signs
- G. Erosion and sedimentation control
- H. Snow removal

Anthony Tanguay, the applicant, presented an overview of the planned self storage buildings. His intention is to add the two units to the current buildings. He expects the need to negotiate Act 250, as he did when constructing the original buildings. He reiterated that each unit will measure 30 ft X 85 ft and as indicated by the submitted drawings, will be in line with the existing buildings. He stated that he will have exterior lights; 2700 K day/night frosted shield sensor. It was noted that there is ample parking, adequate traffic access and room for snow removal. His intention is to construct these buildings after the inclement weather passes and he has received Act 250 approval..

The applicant and additional interested person were then excused and the deliberative session was called to order. Board members agreed that the proposed site plan was appropriate. It was agreed that the 505 Site Plan Review required no further safeguards. Pete Pedersen made a motion to approve the request for a permit. The motion was seconded by Alan Wing. The board voted unanimously to approve the request.

The meeting was adjourned at 3:15 p.m.

Dated at Brighton(Island Pond), Vermont this 25th day of January 2022.

Margaret Muraca, Clerk
Development Review Board
Town of Brighton

cc: Pete Pedersen
Anthony C Tanguay, Applicant
Town of Brighton, Clerks Office
Joel Cope, Town Administrator/Zoning Administrator

Findings of Facts

The following facts were found at the public hearing held January 25, 2022.

1. The hearing was called to order by the Chair at 3:00 p.m. and it was noted that the site visit was made by the Board Members and others as previously named.
2. The warning was read by Margaret Muraca.
3. Anthony Tanguay and Reggie Theroux were sworn in by Pete Pedersen, Chair. The Chair also asked all in attendance if they had any questions or concerns.
4. The requirements found in Sec 505 of the Town of Brighton Zoning Bylaws relative to the proposed construction were discussed. The Development Review Board may render a decision in favor of the appellant only if all of the delineated facts are found and the findings are specified in its written decision (see previously stated Sec 505 facts).

The Board determined that the site plan/application submitted meets all of the requirements of the bylaw Sec 505 Site Plan Review. It is expected that the use of these buildings will be self storage. The Board finds that no additional requirements are needed as long as the use does not exceed/change as is stated in the application.

Conclusion of the Law

The following conclusions were determined from the public hearing held on January 25, 2022:

Per the town's Zoning map the subject property is located in the "Industrial" District in Sec. 210(5) of the Zoning Bylaws.

Further, Sec 505 of the Zoning Bylaws provided the safeguards the Board is to take into consideration when reviewing site plans and the Board finds that all issues specified therein have been adequately addressed by the applicant.

Deliberative Session

The deliberative session followed the public meeting with the same board members in attendance.

Following discussion of the applicants' request for a Site Plan Review the following motion was made :

Pete Pedersen made the motion to approve the site plan, for the construction of two(2) self storage buildings. Alan Wing seconded the motion. The Board voted unanimously to approve the request.

The deliberative session closed a 3:15 p.m.

Dated at Brighton(Island Pond), Vermont this 25th day of January 2022.

Margaret Muraca, Clerk
Development Review Board
Town of Brighton

cc: Anthony C Tanguay, Applicant
Pete Pedersen, Chair DRB
Town of Brighton, Clerks Office
Joel Cope, Town Administrator, ZA

**Town of Brighton
Development Review Board**

RE: Anthony C Tanguay
PO Box 517
Newport, Vt. 05855
Application # 38-21

Decision

A public hearing pursuant to Sections 505 of the Town of Brighton Zoning Bylaws was held January 25, 2022 on the above entitled application for a Zoning Permit for the construction of two(2) self storage buildings at property on 280 Meadow St., Island Pond, Vermont, 05846. Notice of said hearing was provided to the following adjacent property owners identified by the applicant:

Richard Hannux
Brett Hedges
Leona & William Glover
Jeff & Joseph Morgan

Notices were mailed by Certified Return Receipt on January 12, 2022. Public notice of said hearing was posted in three locations in town, namely the Town Clerk's Office, bulletin boards outside the Island Pond Post Office and the Railroad Depot Building; and published in the Caledonian Record.

A site visit on January 25, 2022 preceded the public hearing. Board members who visited the site were Pete Pedersen, Alan Wing, Mike Clarke, Alan Magoon and Margaret Muraca(clerk). Also present was Anthony Tanguay (applicant), and Reggie Theroux (representing mother, Leona Glover).

The public hearing followed the site visit with the above named board members in attendance, as well as Anthony Tanguay (applicant) and Reggie Theroux. In a unanimous vote the Development Review Board Members:

Pete Pedersen
Alan Wing
Mike Clarke
Alan Magoon
Margaret Muraca

voted to APPROVE the Site Plan concerning the property located at 280 Meadow St., Island Pond, Vermont.

Appeal Rights

If you should disagree with the Board's Decision, you may appeal to the Environmental Court. Such appeal must be made within thirty(30) days of the date of the decision. Failure to appeal within this thirty (30) day period will result in the loss of your appeal rights and this Decision shall be considered final.

Dated at Brighton (Island Pond) Vermont this 25th day of January 2022.

Margaret Muraca, Clerk
Development Review Board

cc: Anthony Tanguay, Applicant
Pete Pedersen, Chair, DRB
Town of Brighton, Clerks Office
Joel Cope, Town Administrator