

Town of Brighton
Development Review Board
Minutes of Hearing Held June 15, 2023

Re: Application No. 16-23

A public hearing pursuant to Section 505(Site Plan Review) as it relates to Section 210(2) Neighborhood Residential, of the Town of Brighton Zoning Bylaws was held June 15, 2023 on the above entitled application for a Site Plan Review for a Zoning Permit as filed by the Town of Brighton/Noah Bond,Town Manager. The proposed development is for an addition to the Town Recycling Center at property located at 825 Meadow St. Island Pond, VT.

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

State of Vermont
Beverly Pepin
David and Melissa Colon
Town of Brighton (School District)
Irving Oil, Limited
Daniels, Cecil & Sylvie
TRENTA LLC
Stuart Helms and Cynthia Ann Golding
St. Lawrence & Atlantic Railroad

Notices were mailed by Certified Return Receipt on May 25, 2023.

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 June 15, 2023 at 2:30 p.m., with board members Pete Pedersen, Alan Wing, Stacey Roese and Margaret Muraca (clerk). Noah Bond, the applicant, was present.

At the site, the group viewed the property and were given a description of the proposed addition by Mr. Bond. The dimensions being 25' 7" by 16' 1". The group walked around the site, verifying that setbacks were adequate.

The public hearing (June 15, 2023) was called to order at 3:00 p.m. by Pete Pedersen, Chair, with board members present: Alan Wing, Stacey Roese, Michael Clarke and Margaret Muraca. Noah Bond ,the Town Manager was present representing the Town of Brighton.

Beverly Pepin, an identified abutter was also present.

It is noted that the application was received May 9, 2023 and referred to this Board on May 10, 2023, by the Zoning Administrator for a site plan review.

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

Pete Pedersen, Chair, read the Notice of Public Hearing. Beverly Pepin, an abutter was sworn in by the chairperson. Mr. Pedersen, asked those present if there were any questions regarding this project. Beverly Pepin asked if the new construction would be the same height as the current building. Mr. Bond stated that it would be the same height. Ms. Pepin expressed her concern regarding the attraction of varmants, which are already present and getting under the fence which needs repair. Mr. Bond stated that the town would repair the fence. In addition, discussion ensued regarding the odor from the existing trailer on the property. Mr. Bond gave assurance that the trailer would be locked, sealed and monitored to prevent this concern.

Mr. Bond and Ms. Pepin were excused for the boards deliberative session. Board members discussed the classification of this property; under 210(2) Neighborhood Residential. It was concluded that this was Class 2 with Minimum size and dimensions: Minimum Lot Size: 40,000 sq ft., Minimum Lot Width: 120 ft., and minimum setbacks of front: 25ft; Side: 25ft; and Rear 50 ft.

Board members agreed that the proposed site plan was appropriate. It was agreed that the 505 Site Plan Review required no further safeguards. Stacey Roese made a motion to approve the request for a permit. The motion was seconded by Mike Clarke. The board voted unanimously to approve the request.

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

Dated at Brighton(Island Pond), Vermont this 15th day of June 2023.

Margaret Muraca, Clerk
Development Review Board
Town of Brighton

cc: Pete Pedersen
 Noah Bond, 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 June 15, 2023.

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 on June 15, 2023.
2. 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 this building will be the operation of a Recycling Facility. 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 June 15, 2023:

Per the town's Zoning map the subject property is located in the "Neighborhood Residential" District in Sec. 210(2) 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 by Stacey Roese to approve the application for an addition to the Recycling Center. Mike Clarke 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 15th day of June 2023.

Margaret Muraca, Clerk

Development Review Board
Town of Brighton

cc: Noah Bond, Town Manager/Applicant
Pete Pedersen, Chair DRB
Town of Brighton, Clerks Office
Joel Cope, Town Administrator, ZA

**Town of Brighton
Development Review Board**

RE: Town of Brighton
PO Box 577
Island Pond, Vt. 05846
Application # 16-23

Decision

A public hearing pursuant to Section 505 of the Town of Brighton Zoning Bylaws was held June 15, 2023 on the above entitled application for a Zoning Permit for the construction/addition of a Recycling Center at property on 825 Railroad St., Island Pond, Vermont, 05846. Notice of said hearing was provided to the following adjacent property owners identified by the applicant:

State of Vermont
Beverly Pepin
David and Melissa Colon
Brighton School District
Irving Oil Limited
Cecil & Sylvie Daniels
TRENTA LLC
Stuart Helms and Cynthia Ann Goldkind
St. Lawrence & Atlantic Railroad

Notices were mailed by Certified Return Receipt on May 25, 2023. 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 was made on June 15, 2023. Board members who visited the site were Pete Pedersen, Alan Wing, Stacey Roese and Margaret Muraca(clerk). Also present was Noah Bond (applicant).

The public hearing occurred on June 15, 2023 with the following board members in attendance: Pete Pedersen, Alan Wing, Mike Clarke, Stacey Roese and Margaret Muraca. Noah Bond, represented the Town of Brighton (applicant). Beverly Pepin, a property abutter was also present. In a unanimous vote the Development Review Board Members:

Pete Pedersen
Alan Wing
Mike Clarke
Stacey Roese
Margaret Muraca

voted to APPROVE the Site Plan concerning the property located at 825 Railroad 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 15th day of June 2023.

Margaret Muraca, Clerk
Development Review Board

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