

**Town of Brighton
Development Review Board
Minutes of Hearing held October 8, 2024**

Re: Alan & Cynthia Mekler
Application No. 30-24

A public hearing pursuant to the Town of Brighton Zoning Bylaws Section 510 (1) was held October 8, 2024 relating to Section 210(4) Rural Residential District on the above referenced application.

Rural Residential district is a low-density residential area within close proximity of public roads and electrical service, which is served by on-site water and sewer. Other typical uses in the area include farming, forestry, and municipal service facilities. Minimum lot size for this district is 2 acres.

The applicants are seeking a variance to enable them to construct a garage on subject property identified as 209 Atwood Drive, Parcel ID # 0TR5HP-12BL. The subject lot size is 24.7 acres.

Findings of Fact

Due notice of said hearing was provided by publication in The Caledonian-Record on September 14, 2024. Notice was also posted in three locations in town, namely, The Town Clerk's Office, the bulletin boards located outside of the Island Pond Post Office and the Railroad Depot Building.

Notice was also provided to the Applicants and the adjoining property owners, namely, Dylan Bond, Dennis and Kristianne Dwinell, George L. Fredette, Ethan and Jessica Valliere, Kaitlyn Tranmer, and John Predom. by certified mail, return receipt requested. Proof of service satisfied with the exception of Ethan and Jessica Valliere as the letter addressed to them was returned by the post office.

A site visit was held at subject property on October 8, 2024 at 2:30 p.m., with board members Peder Pedersen, Chair; Alan Wing, Vice Chair; Marilyn W. Maxwell, Clerk; Stacey Roesse, and Michael Clarke. The applicants were not present at the site visit.

The public hearing was called to order by Peder Pedersen, Chair, at 3:00 p.m., with the board members who attended the site visit present as well as Alan Magoon, board member. The applicants were not present, however, they communicated by telephone.

The Chair read the warning that was posted. It is noted that the application was dated August 31, 2024 and referred to the Board on September 6, 2024 by Beth Rodondi, Zoning Administrator for the Town of Brighton. Alan Mekler, applicant was sworn in by the Chair.

As a result of the site visit it was noted that a cement pad was already in place for the proposed garage to be built on. The Chair stated that a variance is not a given and that the cement pad should not have been constructed prior to a public hearing. The cement pad did not meet the required property line setback distance of fifty (50) feet for rural residential.

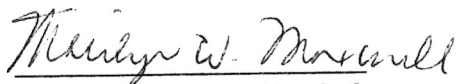
The applicant stated his reasons for the placement of the cement pad. He also wanted the contractor that poured the cement pad to speak with the Board. The Chair allowed the applicant to get the

contractor on the phone. A conference call was established. The contractor indicated he had been given verbal permission by the zoning administrator to pour the cement pad this year and would get the necessary permit to construct the building next year.

After a short discussion it was moved to continue the hearing to a later date to enable the zoning administrator and the applicants' contractor to be present. Motion made by Stacey Roesse to continue the hearing to **November 12, 2024 at 3:00 p.m.** Second by Alan Wing. Motion carried in the affirmative by all present.

Motion to adjourn this hearing made by Peder Pedersen and second by Alan Magoon. Hearing adjourned at 3:40 p.m.

Dated at Brighton (Island Pond) Vermont October 10, 2024.



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

Copy to: Alan and Cynthia Mekler, Applicant
Peder Pedersen, Chair DRB
Town of Brighton Clerk's Office
Noah Bond, Town Manager
Beth Rodondi, Zoning Administrator
Board members Stacey Roesse, Alan Wing, Michel Clarke, and Alan Magoon