

<i>Town Office Use Only</i>			
Town of Brandon	Tax Map # _____	Date Completed: _____	
49 Center Street	Parcel ID # _____	Decision: _____	
Brandon, Vermont 05733	No. of Acres _____	Fee \$ _____	Check # _____ Rec'd by _____
Phone: (802) 247-3635	Zone _____	Deed Reference _____	
FAX: (802) 247-5481			
Zoning Office: (802) 247-0227			

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s): _____
 Home Phone: _____
 Work Phone: _____
 Fax Phone: _____

Name and Address of Applicant(s)
 (if different from property owner): _____
 Home Phone: _____
 Work Phone: _____
 Fax Phone: _____

Current property information/location: _____

THIS APPLICATION IS FOR: (Check all that apply)

- Division of parcel into two or more parcels
- Construction, reconstruction, conversion, structural alteration, relocation, enlargement of any building or other structure
- Landfill, mining, or excavation operations
- Substantial change in nature or intensity of the current use of any building, structure or parcel of land
- Extension of current use of land
- Increase in number of dwelling units on a parcel of land
- Razing any structure, temporary or otherwise, over 500 sf or any structure in the Central Business District
- Interior renovations to residential structure in contemplation of increase in number of bedrooms or dwelling units
- Interior renovations to a nonresidential primary structure done in contemplation of a change in use or intensity of use.
- Home occupation
- Sign(s)

ADDENDUM MAY BE REQUIRED FOR THE FOLLOWING:

Development Review Board Hearings: (Check all that apply)

- Hearing
- Appeal
- Variance
- Conditional Use
- Major Subdivision
- Planned Unit Development
- Local Act 250 Review

1. Give a detailed description of the CURRENT use of the property, how many buildings and their respective uses, etc: _____

2. Give a detailed description of the PROPOSED project:
 - a) Describe the construction, and the proposed use: _____

 - b) Does it involve erecting a sign, fence, pre-made structure or installing a pool? _____
If yes, describe: _____

 - c) Does it involve a change of use? _____ If yes, describe: _____

 - d) Does it involve a subdivision? _____ If yes, state the # of lots to be created, acreage, dimensions, number of existing structures on lots and proposed use of each lot:

3. Give the estimated cost of the project: \$ _____

4. Answer ALL questions on Addendum A to this Application, pertaining to the Performance Objectives and Standards in Section 601 - 627 in the Brandon Land Use Ordinance, for ALL applications.

5. Attach a site plan or use the grid on the last page to draw an ACCURATE sketch of the lot showing all EXISTING structures and all PROPOSED construction. Give all dimensions of lots and structures, as well as the distance from property lines, other structures and septic.

Intended Start Date: _____

Intended Completion Date: _____

I certify that the statements made by me in this Application For Land Use Permit are accurate and complete. **I hereby grant permission to the Town of Brandon to allow its agent to inspect this property relative to this application for both approval and to ensure compliance once project is complete.** I understand that this is an application for a local permit. To find out if State permits may be needed, I should contact the Rutland Offices of the District Environmental Commission at 802-786-5900 and the Department of Labor and Industry at 802-786-5867.

Date _____

Landowner _____

Landowner _____

If different from landowner, Applicant _____

Comments by the Administrative Officer: _____ _____ _____ _____ _____ _____
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ADDENDUM A

Performance Objectives and Standards Information

All references are to the Brandon Land Use Ordinance - Article VI, Section 600. A copy can be reviewed at the Town Offices and on the Town of Brandon website (www.town.brandon.vt.us). Answer ALL questions with a yes, no or (x) in the appropriate area. Give explanations where needed.

- 601 If Wastewater to the property is/will be disposed by: () town sewer () private septic () not required.
Are you increasing the number of bedrooms? _____, if so, how many? _____
Are you increasing the number of dwelling units? _____, if so, how many? _____
If this is a business, how many employees are expected? _____; how many customers are expected per day? _____
If you propose a new, or an increase to an existing, (a) connection to a municipal wastewater supply attach a sewer capacity permit; or (b) private wastewater disposal system attach a certification of a designer licensed by the State of Vermont or state permit approval.
- 602 Access for emergency vehicles is (will be) provided by: () town highway, () State highway, () class 4 or private road, () right of way which must be at least 20' wide and maintained in all-weather and kept unobstructed.
- 603 If Water supply is (will be) provided by: () town water by connection to Brandon Fire District 1 or 2 (attach approval letter), () private well or water source (attach state permit approval), () not required.
- 604 Will this project create an increase in the intensity of traffic? _____
If yes, explain and attach an access permit if required _____

Will traffic flow generated be beyond the capacity of local roads? _____
Attach certification by Public Works that local roads are adequate or scheduled to be upgraded.
- 605 Does the design of the intersection (of the access road [driveway] to the site) with local roads conform with the requirements of Vermont Department of Highways (Doc B-71)? _____ Will all new driveways have an area to turn around on site? _____ Attach access (driveway cut) permit. How many parcels will access drive serve? _____
- 606 Will the project destroy or significantly alter wetlands or natural areas? _____ What steps will be taken to minimize environmental damage? _____
- 607 Does your project involve any areas of steep slope? _____ What is the grade of the slope? _____
What percentage of slope will be developed, regraded or stripped of vegetation? _____ Attach certification by a professional engineer.
- 608 Will there be an increase in noise levels as a result of the project? _____ Will noise level exceed 70 decibels during daylight hours or 60 decibels during other times of the day at the property line?

- 609 Will the project result in any noticeable, clearly apparent vibration on the property of another landowner? _____
If yes, explain _____

Will there be any hammering, drilling, cutting or blasting within 100 feet of any underground tank used to store petroleum projects? ____ If so, what tests have been done to insure the soundness of the tanks?

- 610 Will the project involve the emission of any smoke? _____
- 611 Will the project result in fly ash, dust, fumes, vapors, gasses or other forms of air pollution? ____ If yes, explain _____
- 612 Will the emission of detectable objectionable odor result from your project? ____ If yes, explain _____
- 613 Will the project result in any fire, explosive, or other safety hazard? ____ If yes, explain _____
Will you be storing greater than 500 gallons of flammable liquids in tanks above ground? ____ If yes, explain _____
- 614 Will your project have: flickering, pulsing, rotating, or flashing lights?_____; lights that will distract drivers on roads in the vicinity? _____ lights that illuminate in excess of 0.5 footcandles when measured at adjacent residential boundaries? _____
- 615 Will any hazardous materials be used in this project? ____ If yes, explain procedures for handling and containment _____
- 616 Will a sufficient number of off-street parking spaces be provided*? ____ What is the maximum number of vehicles expected on site at any given time? _____ Attach a parking plan showing 9' x 18' spaces for each vehicle. *Not required if property is located in Central Business District.
- 617 Will the use require loading and unloading of commercial products? ____ Is there adequate space within the boundaries of the lot for loading and unloading? _____
- 618 Is this a structure over 400 cubic feet in volume (incl. mobile homes)? ____ Will it be installed and anchored as required? _____
- 619 Does your project involve farm animals? ____ If yes, is the lot at least one acre in area? ____ What is the minimum distance of: animal housing and piles of manure, feed or bedding from any lot line? _____ manure piles to wells and surface waters? _____
Is the proposed use agricultural? ____ If yes, will the requirements of this section be met? _____
Has the Secretary of Vermont Agency of Agriculture, Food and Markets indicated that the farm operation complies with the Accepted Agricultural Practices? _____
- 620 Does your project involve use of pesticides herbicides, and fertilizers within 400' of any well or fire district? _____, if yes, explain _____
- 621 Does the proposed use involve forest harvesting? ____ If yes, will the requirements of this section be met? _____
- 622 Is the proposed use in the Aquifer District? ____ If yes, will it violate this section on Public Service Uses or uses listed in Section 429? _____ If yes, explain _____

- 623 Will the project cause an excessive increase in quality, rate or rechanneling of water runoff on neighboring properties? _____ If yes, what provisions have been made to avoid this possibility? _____

- 624 Will there be an outdoor display of retail products? _____ Is this display within the required setback from a street or road? _____ If yes, does it: impede the flow of pedestrian traffic in the CBD? _____ What is the distance of the closest residence in HDMU? _____ Is it a farmstand? _____
- 625 Will there be development within 100' from the mean high water mark of named river and streams? _____, if yes explain _____

Attach Vermont State Floodplain Coordinator approval, if necessary.
- 626 Will there be any excavation or blasting of the clay layer that protects the public water supply?

- 627 Will there be any storage of junk or uninspected/unregistered junk vehicles visible from the traveled way of a highway or abutting landowners, or within 50' of any property line? _____
For "junkyards" provide state certification.

Application No.: _____

Draw your project in the space below or attach a survey. Include the following in the project drawing: (1) Location of, and dimensions for, all structures presently on or to be constructed on the property; (2) location of infrastructure improvements i.e., water lines, sewer lines, power lines/poles, water sources (wells), wastewater disposal systems, etc.