

**TOWN OF SOUTH HERO, VERMONT  
DEVELOPMENT REVIEW BOARD  
DECISION DATED August 28, 2024**

**APPLICANT**

**Name:** Matthew Bartle/Two Heroes Brewery and Public House

**Address:** PO Box 192, South Hero, VT 05486

**LANDOWNER**

**Name:** Hero Development LLC

**APPLICATION**

**Type:** Site Plan Amendment

**Number:** 25-08-RT252

**PROPERTY**

**Location:** 252 US RT 2

**Hearing Date:** August 28, 2024

Matthew Bartle, an owner of Two Heroes Brewery and Public House, submitted an application on August 8, 2024, requesting a site plan amendment to DRB decision #19-58-RT260 to expand the parking lot at the restaurant at 252 US RT 2. Per Section 805 of the South Hero Development Regulations, a warning for the public hearing appeared in the August 15, 2024 issue of the Islander and was posted in the Town Office, the Post Office, and the Town Library, and abutters to the property were notified. The hearing was held on August 28, 2024. The Applicant presented the application to the Board. A list of those attending and participating in the hearings is included in the minutes.

**During the course of the hearing, the following exhibits were submitted:**

- Application for Final Site Plan Review, dated and rec'd August 8, 2024.
- Applicant Narrative, rec'd August 8, 2024.
- Preliminary Site Plan – Option E by Buermann Engineering, dated March 11, 2024; rec'd August 8, 2024.
- Enlarged copy of above plan showing additional parking plan.

- DRB conditional use/site plan approval #19-59-RT260, dated July 24, 2019.
- Warning Ad, Abutters' Notice, and Hearing Letter for August 28, 2024 DRB hearing.
- Staff report by Zoning Administrator for August 28, 2024 hearing.
- Draft minutes from the August 28, 2024 hearing.

Based on the application, supporting documents, and testimony of Matthew Bartle, **the Development Review Board makes the following Findings and enters the following decision:**

**Findings:**

1. Two Heroes Brewery and Public House, located at 252 US RT 2, is part of a 7.27-acre commercial Planned Unit Development on the north side of US RT 2. The Brewpub has its own access and parking lot from RT 2. The rest of the PUD shares access from RT 2 via Community Lane. The property is in the South Hero Village zoning district.
2. The Development Review Board approved a conditional use and site plan application #19-58-RT260 on July 24, 2019. The number of parking spaces approved in the lot was 31, spread along the south, east, and north (back) sides of the pub. This included two ADA-compliant spaces, located adjacent to the patio which is on the west side of the structure.
3. The Applicant is proposing to add 33 parking spaces extending to the north of the pub and reducing the existing parking by one HC space, for total of 63 spaces.
4. The additional driveway and parking area will be pervious.
5. The Applicant stated that DEC Wetlands told them no changes are needed to their existing wetlands permit.
6. No additional stormwater permitting is required since no new impervious surface will result from the added parking area.

The site plan was deemed complete, and T. Maxham closed the hearing on August 28, 2024.

**Conclusions of Law:**

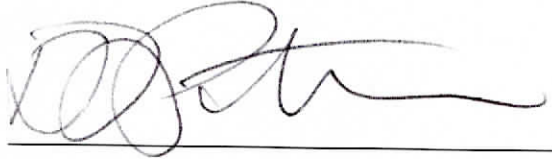
- A. Per Table 2.1 (Allowed Uses), restaurants in the South Hero Village Zoning District require site plan review
- B. The application meets the requirements of Table 3.2 (Final Site Plan Requirements) and Sec. 302.D (Final Site Plan Review).

**On August 28, 2024, G. Hunt moved to approve the application, with the findings of fact listed and with the following Conditions: M. Welch second. Whereas Final Approval was granted to the application with Conditions,** with the following people voting in the affirmative: D. Patterson; L. Kilcoyne; M. Welch; G. Hunt; N. Hayward; T. Maxham; and J. Brightwell.

**Conditions:**

1. Applicants shall comply with all evidence as presented at the hearing or as amended by this decision.
2. Other than the increase in parking, all prior findings and conditions of DRB decision #19-58-RT260 remain.
3. The Applicant shall install lighting sufficient to illuminate the parking area and install a barrier along the proposed dumpster turn-around area, continuing south to the corner of the parking lot.
4. It will be the Applicants' responsibility to obtain all required State permits and submit copies to the Zoning Administrator.
5. The Town of South Hero's responsibilities are limited to ensuring compliance with the approvals and permits issued by the Town of South Hero. The Town accepts no responsibility for compliance with the conditions of any permits or approvals issued by any other entity. The Town of South Hero will not be liable for the failure of the applicants to carry out their duties and responsibilities.

**Dated: August 28, 2024**



**For the Development Review Board**

**APPEAL RIGHTS**

*Any appeal of this decision must be filed with the Superior Court, Environmental Division) within 30 days of the date the decision was issued, pursuant to 10 V.S.A. Chapter 220. The Notice of Appeal must comply with the Vermont Rules for Environmental Court Proceedings (VRECP). The appellant must file with the Notice of Appeal the entry fee required by 32 V.S.A. §1431 and the 5% surcharge required by 32 V.S.A. §1434a(a). A copy of this appeal must be filed with the Zoning Administrator or the Town Clerk within thirty (30) days from the date of issuance.*