

Utility & Property Information

Directions: 21 Nickerson Road, Brandon VT. The driveway entrance is located on the corner of VT Route 7 and Nickerson Road. See RE sign. Park at the old home and feel free to walk the property but stay out of the home and barn, it is dangerous. There is an orange flagged market entrance to the wooded section with good walking paths.

Old Home: 21 Nickerson Rd, Brandon, VT 05733. *This is an address for a previous full-time residence. This home and associated structures are in disrepair and no attempt at entrance should be made. We are researching the cost to remove the home and believe there may be asbestos present.

Taxes: Town of Brandon — \$5,941.452 (2024/25 Non-Homestead Value). The property is NOT enrolled in Vermont's tax reduction program, Use Value Appraisal, commonly referred to as Current Use. The UVA program allows for substantial property tax reduction in exchange for the practice of good silviculture and a commitment to non-development uses.

Zoning: High Density Multi-Use and Neighborhood Residential
Access the [Brandon Zoning Regulations](#) for further information. Section 302 provides the dimensional standards. The Brandon Zoning Department may also be contacted at 802-247-3635 ex. 202 with any additional questions.

The town of Brandon is working with the state to implement the new Tier 1B regulations for Act250. We currently have messages out to the Regional Act250 representative to discuss options for future owners to subdivide the property into multiple 10-acre sections to meet the criteria.

Tier 1B:

- Partial Exemption: Applies to areas with infrastructure capable of supporting compact housing, but whose zoning might not be as comprehensive as Tier 1A areas.
- Purpose: To encourage housing development within designated areas like village centers and planned growth areas, while still providing some oversight.

- Requirements: Areas must have adequate water supply and wastewater capacity, potentially utilizing community systems in village areas. Requires municipal planning and confirmed regional plans.
- Outcome: Projects meeting specific criteria, like housing developments of 50 units or fewer on 10 acres or less, are typically exempt from Act 250 review in Tier 1B areas.

Power: Green Mountain Power — Power lines run along all road frontages of the property – Carver St, Nickerson Rd, and US-7. No formal estimate can be provided until a power service application is submitted and a site visit has been conducted. For more information, please contact the GMP new service line at 888-835-4672.

Water: This property is served by municipal water service. The town indicates there is an 8-inch water line runs along Carver St. Water service run along US-7 near the proximity to the property and stops at the American Legion and does not travel further south. There is also a 1.5-inch line that travels across from Carver St to a property on US-7, this is near the northern section of the pastureland off Nickerson Rd. The town indicates there is ample water allocation available for large, high-density development. A water allocation letter from the town is available in the attachments.

Map provided by town: [Brandon Water System Map](#)

Septic: This property is served by municipal sewer service. The town indicates that sewer service runs along Carver St and extends from Carver St along Nickerson Rd and stops at 109 Nickerson Rd and does not continue east toward US-7. The town indicates there is ample allocation available for high-density development.

Note: The town offered water and sewer allocation letters for 36 (3) bedroom units. The 36 units was only an estimated unit request by us, and there is likely plenty of additional capacity.

Road: US-7 is a class 1 year-round, State maintained and plowed road. Nickerson Rd and Carver St are class 3 year-round, town maintained and plowed roads.

Services: Xfinity offers high-speed cable internet, phone and cable TV service in the area.

Additional Attachments for Review:

- Property Maps and Elevations
- Allocation Letters and Water/Sewer Maps
- Town Zoning Regulations and Maps

Town and State Contacts:

Zoning: Lary Stevens, 802-247-3635 x 202, code@brandonvermont.gov
Town Manager: Seth Hopkins, 802-247-3635 x 210, manager@brandonvermont.gov
Water: Raymond Counter, rcounter@brandonvermont.gov
Sewer: wwtf@brandonvermont.gov

Act250: [Kim Lutchko](mailto:kim.lutchko@vermont.gov), District Coordinator, (802) 261-1942, kim.lutchko@vermont.gov

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