

**Brandon Select Board Public Hearing  
Proposed Amendments to the Brandon Land Use Ordinance (BLUO)  
March 27, 2017**

**NOTE: These are unapproved minutes, subject to amendment and/or approval at the subsequent board meeting.**

**In Attendance:** Doug Bailey, Seth Hopkins, Brian Coolidge, Devon Fuller

**Others In Attendance:** Dave Atherton, Arlen Bloodworth, Richard Baker, Bill Moore, Ethan Nelson, Bill Mills, Stephanie Jerome, Anna Scheck, Linda Stewart, Lisa Rovi

**1. Call to order**

The meeting was called to order by Seth Hopkins – Chair @ 6:41PM.

Seth Hopkins advised that this hearing is for the Brandon Select Board to take public comments on the proposed amended Brandon Land Use Ordinance dated January 6, 2017. The changes, pursuant to 24 V.S.A., Chapter 117, Section 4441 included:

Section 407	Sign Regulations
Section 407(c)	Permit Required
Section 407(e)	Approvals from Administrative Officer
Section 407(g)	Standards for Development Review Board Review
Section 407(h)(11)	General Sign Standards and Restrictions (gas station canopies)
Section 407 (i)(4)	Cluster Signs
Section 407 (i)(8)	Sandwich board or portable signs (eliminated)
Section 407(j)(8)	Sandwich board or portable signs (moved here from (i)(8))
Section 1009	Powers of the Development Review Board (a)(4) and (5)
Section 1016	Setback Waivers

**2. Open Hearing to the Floor**

Linda Stewart questioned what happened with the restriction to neon signs in the sign regulations as the Shell station has neon signs above the canopy and on the front of the building and uses neon signs for pricing. She stated when the Mobil station applied for signage; they had to go to the DRB due to the sign regulations. The Zoning Administrator advised that there is a direct conflict in the ordinance about illuminated signs. The Shell station was allowed internally lit signs because of the conflict. Ms. Stewart stated the ordinance indicates only an open sign can be illuminated. Anna Scheck stated due to legal issues, the Town can no longer dictate the wording of an illuminated sign, only the sizing. Ms. Stewart stated there is also a size regulation and all of the signs are larger than what is allowed. Ms. Scheck stated because of the conflicting information in the ordinance, they were allowed the signs, as they were replacing existing illuminated signs. Ms. Stewart expressed concern that once one business is allowed to have illuminated signs, it opens up the option for everyone. Ms. Stewart noted the DRB ruled against

the Mobil station. Ms. Scheck advised that the signage they asked for was larger than what is allowed and was not denied because of the type of sign. Ms. Stewart suggested if the sign ordinance is going to be rewritten, there should be careful review of the illuminated sign section. Ms. Stewart questioned if the standards for the DRB have changed and Ms. Scheck advised that the ordinance being considered for approval is the version that was written by the previous Planning Commission. Seth Hopkins stated the Planning Commission has just had its reorganizational meeting and signage will be something that will be addressed. The Economic Development Officer expressed concern about the signage section being too restrictive for new businesses. Ms. Stewart questioned what was done regarding sandwich boards and Ms. Scheck advised that it was eliminated in one section and moved to another section. Seth Hopkins noted the next hearing will be held Monday, April 10<sup>th</sup> at 6:30PM at the Town Hall.

### **3. Close Hearing**

The hearing was closed at 7:00PM.

Respectfully submitted,

Charlene Bryant  
Recording Secretary