

TOWN OF BRANDON LAND USE ORDINANCE REPORT  
STATEMENT OF CHANGES

The Brandon Planning Commission has revised the Brandon Town Land Use Ordinance to better reflect and implement the direction provided by the Town Plan which was adopted on February 22, 2016.

This report is consistent with 24 V.S.A. §4441 (c) which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments.”

The Commission has included this statement of purpose as required for notice under in §4444 of this title. As per the statements of changes as listed below, the proposed amendments were completed and approved by the Planning Commission and is in compliance with the goals and policies contained in the municipal plan. The majority of the changes made to the Brandon Land Use Ordinance were to clarify and modify the intent of the regulations.

Section 104(a)(7)	Land Use Permits- Add & Renumber - Replacement Mobile Homes in a Mobile Home Park
Section 104(b)(4)	Permit Not Required-Remove & Renumber
Section 407	Sign Regulations – Remove(a)-(e) & (h)-(o) & Replace
Section 614(f)	Outdoor Lighting- Amend
Section 619(1)(2)	Farm Animals – Remove and Replace

State Statutes requires that municipal bylaw amendments shall include findings regarding how the proposal:

1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:
2. Is compatible with the proposed future land uses and densities of the municipal plan:
3. Carries out as applicable, any specific proposals for any planned community facilities”

The proposed amendments to the Brandon Land Use Ordinance do not include changes to any boundaries or land use designations as shown, therefore, this report does not reflect any findings.