

Brandon Planning Commission Meeting
May 20, 2019

Board Members Present: Lowell Rasmussen, Stephanie Jerome, Ethan Nelson, Michael Shank

Others Present: Bill Mills

1. Call to order

Michael Shank, Interim Chair, called the meeting to order at 6:05PM.

2. Agenda Approval

A motion was made by Ethan Nelson to approve the agenda, as presented. **The motion passed unanimously.**

3. Consent Agenda

a. Approve Planning Commission Meeting Minutes – April 1, 2019 and May 6, 2019

A motion was made by Ethan Nelson to approve the Planning Commission minutes of April 1, 2019 and May 6, 2019, as presented. **The motion passed unanimously.**

4. Zoning Administrator Report

There was no Zoning Administrator report provided.

5. Accessory Structures Update

Stephanie Jerome advised there was discussion at the last meeting concerning the conversation she had with Ed Bove of the RRPC about accessory structures. Mr. Bove provided some appropriate language. As a follow-up, Ms. Jerome will meet again with Mr. Bove for further review of this section, once the legislative session is over. Michael Shank would like to also attend the meeting. Lowell Rasmussen noted that under the current wording, a variance could be requested. Ms. Jerome noted since there will be other changes to the BLUO this year, she suggested including the proposed wording by Mr. Bove of the RRPC for Section 402 (c) that would read: *“Accessory structures that (1) are no more than eight feet in height from ground to peak of the roof and (2) whose sides facing neighboring lot lines do not exceed 100 square feet in area shall meet the setbacks of the underlying zoning district.”*

A motion was made by Ethan Nelson to include the Accessory Structures wording, as provided by Ed Bove of the Rutland Regional Planning Commission in the next iteration of the BLUO. **The motion passed unanimously.**

6. River Corridor Update

Michael Shank advised there is a public meeting scheduled for June 3rd that will have two presentations related to watersheds. All affected landowners have received a letter regarding this subject. Ed Bove of the RRPC will be providing the presentation. Dave Rosa, Watershed Manager, will be present to answer questions. It was suggested to post the meeting on Front Porch Forum as well. Mr. Shank will ask Bill Moore to post on the Town’s website and on the Chamber of Commerce website.

7. Energy Plan Update

Michael Shank advised that the Energy Plan is now complete after receipt of the maps and requested action to move the plan forward.

A motion was made by Lowell Rasmussen to move the plan forward and start the Planning Commission hearing process. **The motion passed unanimously.**

It was a consensus of the Planning Commission to hold its hearing at 6PM on July 1, 2019. Following the Planning Commission hearing, the Energy Plan will be forwarded to the Select Board for their review and hearings.

8. RRPC Update

Michael Shank will be attending the RRPC's monthly meeting tomorrow night. Stephanie Jerome reported ACT 250 is being revised and there is a regional issue with the slate quarries, as they had been grandfathered in during the 1970s when Act 250 was started, however, there is discussion of now changing them from an exemption status. Ms. Jerome noted the slate quarries are world renowned and is a historical industry in this area. Ms. Jerome requested an update on any conversations on this subject held at the Regional Planning Commission meetings.

9. Old/New Business

The Planning Commission had continued discussion of adding an alternate to the Planning Commission to assure a quorum at the meetings. It was the consensus of the Committee to maintain the Committee membership as it currently exists. It was recommended the Committee members make a conscious effort to attend the meetings.

Lowell Rasmussen advised that his term as a Planning Commission member will be ending June 30th.

A motion was made by Michael Shank to request the Select Board appoint Lowell Rasmussen to a 3-year term on the Planning Commission. **The motion passed unanimously.**

Mr. Shank will contact the Town Manager and Select Board concerning Mr. Rasmussen's appointment to the Planning Commission.

Mr. Shank reported the Zoning Administrator has advised that he does not have the information from the prior Zoning Administrator regarding the hearing notifications for the BLUO signage changes.

Michael Shank reported the DBA and Brandon Chamber asked him to compose a letter to Hannaford, Rite Aid/Walgreens and Dunkin Donuts that will be under the DBA's and Chamber's signature requesting the businesses consider changing their signs in Brandon, as a measure of good faith, to something that is more historically appropriate. Mr. Shank did research on all three companies and will share the letters with the Planning Commission members that he wrote and provided to the Chamber. Mr. Shank advised that he has also asked both Rite Aid/Walgreens and Hannaford if they would consider their sites for roof top solar and EV charging stations. It was noted the Hannaford store in Williston has a fast charger.

10. Date of Next Meeting

Monday, June 3, 2019 at 6:00PM – Brandon Town Hall – Regular Meeting and River Corridor Presentation

11. Adjournment

The Committee adjourned the meeting by consensus at 6:47PM.

Respectfully submitted,

Charlene Bryant
Recording Secretary