

# ECONOMIC DEVELOPMENT TOOL BOX

## (updated December 2, 2013)

Brandon, VT is a quintessential Vermont town with a remarkable history; diligently working to preserve that past and proactively planning for its future. We use the hard lessons we have learned from our first quarter-millennium to assure that our next 250 years will be both vibrant and resilient. We are conveniently located midway between Rutland, Vermont's second largest city and Middlebury, an important cultural center with a cost-of-living substantially below those of our two nearest neighbors. The information to follow is a "toolbox" that provides an overview of available resources. To get you started here is a link to the Town of Brandon Website listing all the businesses that call Brandon, VT home.

<http://townofbrandon.com/wp-content/uploads/2013/06/BRANDON-BUSINESSES-ROSTER-June-2013.pdf>

### Small Business Development Resources

- <http://www.gybo.com/vermont>  
Vermont Get Your Business on-line.  
Businesses that are on-line are growing faster.

- **Vermont Sustainable Jobs Fund**

The Vermont Sustainable Jobs Fund was created by the Vermont Legislature in 1995 to accelerate the development of Vermont's green economy. We provide early stage [grant funding](#), [technical assistance](#), and [loans](#) to entrepreneurs, businesses, farmers, networks and others interested in developing jobs and markets in the green economy

802-828-1260

[info@vsjf.org](mailto:info@vsjf.org)

- **Vermont Manufacturing Extension Center**

A not-for-profit center staffed by professionals with one mission: provide systems and solutions to help Vermont manufactures innovate, plan, perform and grow.

This organization works with manufacturing companies and start-ups in southwestern Vermont

Dan Shea, Professional Manufacturing Advisor

802.793.2433 or [dshea@vmec.org](mailto:dshea@vmec.org) or <http://www.vmec.org>.

➤ **Vermont Women’s Business Center**

The mission of the Vermont Women’s Business Center is to provide women with the training, assistance and support necessary to start and expand successful businesses, promoting economic independence and healthy communities

The organization is headquartered in Barre, with branch offices around the state. The Closest office is in Rutland at BROCC, 60 Center St., Rutland

A link to their website is: [www.http://vwbc.org/](http://www.vwbc.org/)

[info@vwbc.org](mailto:info@vwbc.org) or 802.479.9813

➤ **The State of Vermont Business Portal**

The Official State of Vermont website with the appropriate links to answer **any question** an entrepreneur may have about starting or growing a business. This Portal provides links to other state agencies as well.

<http://www.vermont.gov/portal/business/>

➤ **Agency of Commerce and Community Development**

An agency of the state whose mission is to improve the quality of life while building stronger and more resilient communities.

<http://accd.vermont.gov/business>

➤ **Vermont Small Business Development Center**

Brian DeClue, [bdeclue@vtsbdc.org/](mailto:bdeclue@vtsbdc.org) or 802.773-9147.

<http://www.vtsbdc.org/>

A one-stop office in Rutland, VT, staffed by knowledgeable people with access to resources providing business advising and low-cost training to all Vermont entrepreneurs starting or growing their own business. The VtSBDC can connect you with the necessary resources for business growth and development with special emphasis on Regulatory Assistance, Technology, Agribusiness Training Needs and links to the appropriate state agencies and other partners.

**ASK THEM YOUR QUESTION. IF THEY CANNOT ANSWER IT THEY WILL GET THE ANSWER FOR YOU. THIS IS AN INCREDIBLY VALUABLE SERVICE PROVIDED TO ANYONE; ALL YOU HAVE TO DO IS ASK.**

➤ **Rutland County Economic Development Corporation**

Their mission is to encourage and enhance business success in Rutland County, VT. Jamie Stewart is the Executive Director; REDC can be reached at 802.773.9147 or at this link:

<http://www.rutlandeconomy.com/contact-redc>

For a snapshot of economic and demographic data about Rutland County please visit

[http://www.rutlandeconomy.com/redc\\_area\\_jobs.pdf](http://www.rutlandeconomy.com/redc_area_jobs.pdf)

➤ **Small Business Funding Resources for Rutland County**

There are a number of options available to individuals who are interested in starting or expanding an existing business in Rutland County. Click on this link to learn more.

<http://businessloanfunds.com/vermont/rutland>

## **Commercial/Residential Real Estate Brokers**

The Brandon Area is serviced by several residential and commercial real estate brokers. A local Brandon broker will understand local and regional dynamics providing you with the necessary information to complete any real estate transaction.

➤ Davis Associates Real Estate – 802.247.6091  
24 Park Street, Brandon, VT 05733  
Skip Davis  
<http://www.davisrealestatevt.com/>

➤ Rowe Real Estate - 247-3449  
One Marble Street, Brandon, VT 05733  
Marty Feldman  
<http://www.rowerealestate.com/>

➤ Whittaker Real Estate - 802.247.6633  
One Franklin Street, Brandon, VT 05733  
Tom Whittaker  
<http://www.whittakerrealestate.com/>

➤ Ault Commercial Real Estate – 773.0600  
POBox 6306  
Rutland, VT 05702

Ray Ault  
<http://www.aultcommercial.com/>

**The following buildings are vacant and available.**

**DOWNTOWN:**

Contact Steve Beck, Economic Development Officer at 802.247.5721 or [brandondoesit.beck@gmail.com](mailto:brandondoesit.beck@gmail.com) for information about these vacancies or other potential sites in Brandon

**10 Center Street - Smith Block** – historic building on Center Street with Aubuchon’s Hardware and Brandon House of Pizza, 2<sup>nd</sup> and 3<sup>rd</sup> floors are vacant

**31 Center Street – The Watershed Tavern** – adjacent to Kennedy Park, historic building recently restored

**8 Conant Square** - Briggs Carriage Building (Safer Society & former home of Nifty Thrifty), historic building across from Brandon Town Hall recently restored.

**34 Conant Square, Suite 1** – a small strip center with US Post Office and Dr. Lightning, the Vermont Liquor Outlet, plenty of parking

**5 Carver Street, Ayeshire Building** – 2<sup>nd</sup> floor space available, ground floor has branch office of National Bank of Middlebury, two dental practices and Nifty Thrifty, The Brandon Reporter offices are on 2<sup>nd</sup> floor with another small business. Parking available behind the building.

**12 Park Street** – the 2<sup>nd</sup> floor of Shapiro’s Country Department Store has vacant space.

**Lake Sunapee Bank** – 2<sup>nd</sup> floor space available for lease in prime downtown location., corner of Park and Center streets. Contact Karen Lynch, Sr. VP @ [klynch@lakesunbank.com](mailto:klynch@lakesunbank.com)

**OUTSIDE THE DOWNTOWN:**

**The Granary** – contact Stephanie Jerome @ 247.3214 for available space

**Union Street Small Business Center** – Contact Stephanie Jerome at 247.3214 for available space

**Building J** – Park Village, contact Kevin Birchmore @ 247.8500

**Markowski Building**, Route 7 South – contact Greg Markowski @ 802.342.0377.

**Brandon Industrial Park** – adjacent to Park Village, off Route 7 on Arnold District Road, Build-to-suit. Contact Steve Carr @ 802.247.3921.

**Compass Music & Arts Center** – Park Village, continuing renovation of “Building K” artist studios, recording studio, performance space restaurant

**Franklin Street** – former apple warehouse, Contact Paul Bellonio, 802.247.8047

## Health Care

- Neshobe Family Medicine – Brandon, VT  
<http://www.hospitalsoup.com/listing/39664-neshobe-family-medicine>
- Brandon Medical Center – Brandon, VT  
<http://www.chcrr.org/live/locations/2012-07-10-18-57-19/brandon-medical-center-menu>
- Rutland Regional Medical Center – Rutland, VT  
<http://www.rrmc.org/>
- Sanctuary Integrative Medicine – Rutland, VT  
<http://www.sanctuarymedicine.com/beth-miller.html>
- Porter Medical Center – Middlebury, VT  
<http://www.portermedical.org/>
- Fletcher Allen Health Care – Burlington, VT  
<http://www.fletcherallen.org/>
- Dartmouth Hitchcock Medical Center – Hanover, NH  
<http://www.dartmouth-hitchcock.org/>
- Thomas A Coleman, DDS – Brandon, VT  
<http://www.drtoomcoleman.com/index.html>
- Benjamin Lawton, DMD – Brandon, VT  
<http://brandon.org/businesses/benjamin-lawton-dmd/>
- Otterside Animal Hospital – Brandon, VT  
<http://brandon.org/businesses/otterside-animal-hospital/>

## Act 250

In the spring of 1970, the Vermont legislature passed Act 250, known as the Land Use and Development Act. Development pressures resulting from the opening of two interstate highways, I-89 and I-91 made access to the state much easier for year-round visitors, creating community concerns including road congestion, increased environmental problems, burden on local services, and rising taxes. The law created nine District Environmental Commissions to review large-scale development projects using 10 criteria that are designed to safeguard the environment, community life, and aesthetic character of the state

Act 250 is administered by the Land Use Panel of the Natural Resources Board. The **Division of Regulatory Management and Act 250 Review** in the Agency of Natural Resources reviews Act 250 permits. Permit information is entered into a database and documents associated with a project are scanned. This information is available to the public through the ANR Act 250 database at

[www.anr.state.vt.us/site/cfm/act250/](http://www.anr.state.vt.us/site/cfm/act250/)

For a brief summary of the criteria that triggers an Act 250 Review please go to the following link;

[www.anr.state.vt.us/dec/permit\\_hb/sheet47.pdf](http://www.anr.state.vt.us/dec/permit_hb/sheet47.pdf)

The District 1 Coordinator for all towns in Rutland County is William Burke. He can be reached at 802.786.5923. Brandon has adopted permanent zoning and subdivision regulations and has elected to remain a “one acre town.” Both Development Review Board and Act 250 approval is required. It is prudent that any potential developer speak with Brandon’s Zoning Office as well as Bill Burke.

Natural Resources Board information is available at

<http://www.nrb.state.vt.us/lup/index.htm>

FAQ: <http://www.nrb.state.vt.us/lup/faqs.htm>

Please check this link to obtain a better understanding of Act 250 prior to starting the actual process. It may foster questions in your own mind as to the best way to navigate the process.

[http://www.anr.state.vt.us/dec/permit\\_hb/smallbus.htm](http://www.anr.state.vt.us/dec/permit_hb/smallbus.htm) - A Fact Sheet has been developed for certain small business sectors that discuss the most common required permits and provide staff contacts for more information. For personalized assistance in determining the permits required for your project, please contact the Permit Specialist for Rutland County at the below link. Permit Specialist Rick Oberkirch is an invaluable resource to work with on navigating the Act 250 Application process.

<http://www.anr.state.vt.us/dec/ead/pa/rutland.htm>

Any potential development in Brandon requires a review by the Office of Zoning Administration. Contact Tina Wiles, Brandon Zoning Administrator regarding any permit requirements and costs

She can be reached at 802.236.1885 OR [twiles@sover.net](mailto:twiles@sover.net)

## Local Permitting

### ➤ **The Brandon Land Use Ordinance**

The Brandon Land Use Ordinance provides specific details regarding all issues Regarding development of real property and can be seen at:

<http://townofbrandon.com/wp-content/uploads/2012/07/Brandon-Land-Use-Ordinance-2012.pdf>

A Fee Schedule for Land and Development Review Board matters is available at;

[http://townofbrandon.com/wp-content/uploads/2011/02/price\\_list\\_land\\_use\\_eff\\_07-01-09.pdf](http://townofbrandon.com/wp-content/uploads/2011/02/price_list_land_use_eff_07-01-09.pdf)

### ➤ **Sign Ordinances**

The sign ordinance for the Town of Brandon is included within the larger Brandon Land Use Ordinance Document. It is Section 407 – Sign Regulations, scroll down to pages 22-37. All signage must receive prior clearance through the office of the Zoning Administrator, Tina Wiles at 802.236.1885 OR [twiles@sover.net](mailto:twiles@sover.net)

## Attorneys

Jim Leary – 24 Park St, Brandon, 802.247.9595

Jeffrey Smith - 4 Carver St, Brandon, 802.247.3737

Mitchell Pearl – Middlebury Office, Langrock, Sperry & Wool – 802.388.6356

Vermont Bar Association – **1.800.639.7036**

An online referral service is also avail at - <https://www.vtbar.org/LRS/>

## Educational Resources

### ➤ **Neshobe School: Pre K – 6<sup>th</sup> grade**

17 Neshobe Circle  
Brandon, VT 05733  
802.247.3721

<http://neshobe.rnesu.org/home>  
<http://www.rnesu.org/>  
<http://www.greatschools.org/vermont/brandon/40-Neshobe-School/>  
<http://www.neshobepto.com/>

Neshobe School is on Facebook

<https://www.facebook.com/pages/Neshobe-School/139261432790341?ref=ts&fref=ts>

- **Otter Valley Union High School: Grades 7 - 12**  
2997 Franklin St  
Brandon, VT 05733  
802.247.6833

<http://www.rnesu.org/>

<http://www.greatschools.org/vermont/brandon/Otter-Valley-Union-High-School-District-%238/>

Otter Valley is on Facebook

<http://www.facebook.com/OVUHSvt>

- **Alternative Education Resources** available in Brandon

The Moosalamoo Center - The only experiential environmental program run by a public school system in the State of Vermont.

<https://sites.google.com/a/rnesu.org/moosalamoo-center/>

## **Brandon Area Chamber of Commerce**

The tagline for this organization is “**Unhurried, Unspoiled, Unforgettable,**” and it describes Brandon to a tee. It is reflective of how you will feel when you experience this hidden gem in Central VT. But don’t think that we are not a progressive and dynamic town. We are actively preserving our history and charm, while planning for a dynamic future of local resilience. This is an excellent site linking the user to the range of opportunities that are available in the Greater Brandon area. It is broken into specific categories that feature each of the businesses that then link the reader to the business website and/or its social media activity.

The Brandon Area Chamber of Commerce has an extensive web presence providing valuable information to both members and visitors. It can be reached at,

<http://brandon.org/>



## **Best Municipal water supply in the state**

Brandon, VT received this designation officially from the State of Vermont during the Summer of 2012. This was a multi-year process spearheaded by the Brandon Fire District #1.

### **The following documents attesting to the quality of Brandon's Municipal Water Supply are on file with The Brandon Fire District #1.**

- Findings of Fact and Reclassification Order for the Brandon Fire District #1. Prepared by the Agency of Natural Resources and the Vermont Groundwater Coordinating Committee submitted Dec. 9, 2011
- Recipient of the Exemplary Source Water Protection Award for medium-sized systems from a letter dated March 15, 2012 announcing the award.
- Governor Shumlin's Proclamation
- VERMONT State House Resolution

## **Brandon Revolving Loan Fund**

Many individual often dream of owning their own business. In Brandon, you can make that a reality because the Town of Brandon has a Revolving Loan Fund specifically designed to assist with new-business startups or for existing businesses to expand their operations. The application is straight-forward and the review process is done by a group of Brandon residents with experience in small-business ownership.

An article from The Reporter provides general information on the Loan Fund and how the application process works. It can be found at:

- <http://townofbrandon.com/wp-content/uploads/2012/01/Revolving-Loan-Fund.pdf>

The application, the evaluation criteria and the Policies and Procedures of the Brandon Revolving Loan Fund can be found at:

- [http://townofbrandon.com/wp-content/uploads/2011/06/Brandon\\_RLF.pdf](http://townofbrandon.com/wp-content/uploads/2011/06/Brandon_RLF.pdf)

The following Brandon businesses have applied for and were granted loans from the Brandon Revolving Loan Fund for expansion of their businesses.

- 11 Center Street Ventures d/b/a Center Street Bar – start new business

- Brandon Harvest Group d/b/a Café Provence – provide gap financing to close deal to purchase building for expansion
- Plan-it-Sheri Catering d/b/a Sheri’s Diner – start new business
- Friends of the Brandon Town Hall – finish ground floor
- Park Village Partners – “retro-fit of Building J” for future tenants
- Foley Brothers Brewing – only Craft Brewery in Rutland County

## **Brandon is A DESIGNATED DOWNTOWN**

What is a Designated Downtown?

In the early 1990s residents of Vermont realized that the historic nature of Vermont’s downtowns was threatened by the sprawling, car-oriented development that was occurring across the country as well as in certain areas of Vermont. The Vermont State Legislature acted accordingly and a number of laws were passed to help in taming the kind of development from occurring. The National Trust for Historic Preservation placed the entire state on its annual list of endangered places. See a NY Times article at

[www.nytimes.com/2004/05/25/us/preservationists-call-vermont-endangered-by-walmart.html](http://www.nytimes.com/2004/05/25/us/preservationists-call-vermont-endangered-by-walmart.html)

Specific information from the State of Vermont’s Agency of Commerce and Community Development on the Designated Downtown program can be seen at [http://www.accd.vermont.gov/strong\\_communities/opportunities/revitalization/downtown](http://www.accd.vermont.gov/strong_communities/opportunities/revitalization/downtown) Specific information about the Brandon’s Designated Downtown, the Downtown Brandon Alliance can be found at this link,

<http://townofbrandon.com/departments/office-of-economic-development/designated-downtown-corporation/>

A list of business located in Brandon’s Designated Downtown District can be found at

[http://townofbrandon.com/wp-content/uploads/2013/06/Brandon-Business-listing-by-catagory-updated-early-2013-\\_2\\_.pdf](http://townofbrandon.com/wp-content/uploads/2013/06/Brandon-Business-listing-by-catagory-updated-early-2013-_2_.pdf)

## **The Brandon Industrial Park**

Brandon is a great place to live and operate a business. If you are interested in a manufacturing operation Brandon has an ideal location in the Deneke Industrial Park, just off of Arnold District Road, north of the downtown. Please contact Steve Beck, 802.247.5721 or [brandondoesit.beck@gmail.com](mailto:brandondoesit.beck@gmail.com) for more information and to schedule a visit.

This 59-acre site is subdivided and is fully serviced with municipal water/sewer and electricity. ACT 250 jurisdiction is in place for the Park; however, whether you want to

move into an existing building (TUBBS) or construct a design-build facility the easiest thing to do is contact Rick Oberkirch – Permit Specialist at 802.786.5907. He can walk you through the process. Local permitting is coordinated by the Town of Brandon Zoning Officer, Tina Wiles at 802.236.1885.