

DRAFT
Brandon Planning Commission
November 17, 2014

Planning Commission Members Present: Linda Stewart, Anne Bransfield, Marty Feldman, Tracy Wyman

Others Present: Ed Bove – Director of Rutland Regional Planning Commission

Call to Order:

Anne Bransfield called the meeting to order at 7:08PM.

Approval of Agenda:

Anne Bransfield advised Linda Devereux was not able to attend this evening's meeting.

A motion was made by Anne Bransfield and seconded by Marty Feldman to remove the agenda item regarding the Posters for MPG - Linda Devereux. **The motion passed unanimously.**

Public Comment Period:

There was no discussion held.

Old Business:

. Approval of Minutes: October 20, 2014

A motion was made by Linda Stewart and seconded by Marty Feldman to approve the minutes of the October 20, 2014 Planning Commission meeting with corrections. **The motion passed unanimously.**

. Posters for MPG – Linda Devereux

This item was postponed to a subsequent meeting.

. Rutland Regional Planning Commission – MPG Discussion

Ed Bove, Director of the Rutland Regional Planning Commission, advised he has been with the RRPC for 6 years. Mr. Bove and Anne Bransfield had worked on the Town Plan last spring; however, additional updates were needed before the RRPC will approve the Plan. The RRPC had been involved in the beginning with the rewrite of the Town Plan. Mr. Bove noted the Brandon Base Code is going to be the only thing of its kind in the region and he is glad to be able to assist the Planning Commission with this process. The RRPC has submitted a proposal to assist the Planning Commission in updating the maps and updating the data in the Plan, which was the reason the Plan was not originally approved, and to package the information in a final plan. Mr. Bove was present to provide any clarification needed and to answer any questions the Planning Commission had concerning the proposal. The data piece would be the first item to do, followed by updating the map and the final draft completed by late spring. Anne Bransfield stated at the RRPC review, the first item of business was updating the data and the Planning Commission was in the beginning process of doing that. Mr. Bove has made notations in the current Plan where the data will be updated. He would also like to provide other pertinent data

that is available. Mr. Bove stated once he gets the go-ahead on the contract, the RRPC will begin working on the data. Linda Stewart stated the Plan will need a lot of wording rewrites done, in addition to the data updates.

Town Plan Draft Revisions – Energy, Future Land Use:

Anne Bransfield distributed copies of the Land Use map and the Draft Sector map. Ms. Bransfield asked if the Planning Commission would want to consider eliminating the high density multi-use along Route 7. Mr. Bove asked how the Land Use map overlays with the Zoning map and it was noted the Land Use map is the Zoning map. It was noted the intent is to protect the compact village center. Mr. Bove asked if the Planning Commission wants the current high density multi-use to be locked in time and move forward with the proposed mapping. Tracy Wyman had mixed feelings about the change and Marty Feldman indicated the town still wants to encourage growth. Mr. Wyman questioned where future growth will be if it is not along the corridors. Linda Stewart stated there was discussion of having growth centers in specified areas. Mr. Bove noted that growth is not being prohibited, but the structures in the zone will have to match the styles and scale in that zone. Mr. Wyman stated he does not have an issue if the zoning is not inhibiting commercial growth. Mr. Bove stated it actually creates more opportunities for denser growth.

Ms. Bransfield questioned whether the Planning Commission wants to designate nodes for future growth for Park Village, the Route 7 industrial area and for Forestdale. Mr. Wyman stated the aquifer will take in most of Forestdale. Mr. Bove stated this would be where infrastructure already exists, such as Park Village. Mr. Bove stated Forestdale would be a natural center for growth and further research of the aquifer will be done prior to making a decision on this item. Marty Feldman stated there needs to be clarity on the wording to avoid confusion. It was also questioned whether there should be a definition section for the Town Plan. It was noted that a definition section should not be needed if a good job is done in writing the Town Plan. It was recommended notations providing explanations throughout the document be included for words that might need clarification. Mr. Feldman stated the Town Plan and the map should match.

A clarification was requested of what an aquifer protection area was and Mr. Bove advised this would restrict uses and the transect would be rural homes, however, it could be planned residential growth. The intent of the aquifer is to keep it low density, while still maintaining a planned growth area. Tracy Wyman suggested contacting the Prudential Committee who are the overseers of the Water and Fire Departments to discuss this area.

It was questioned whether the Planning Commission would want to consider a narrow wildlife corridor crossing area near Otter Valley. Tracy Wyman did not agree with this idea and thought it should be a volunteer basis for the property owners in that area. He stated the people along these corridors are already doing conservation. Mr. Bove suggested working with the design transects without changing the underlying base to allow property owners do their own thing. Mr. Wyman stated most of the property is not developable, with the east side of the road being Hawk Hill. Mr. Wyman stated putting this language back into the Plan will create issues. It was noted that it should be voluntary and not regulatory. Mr. Bove stated it should be determined which parcels are in current use. Mr. Wyman suggested encouraging the landowners to get their land into current use.

Select Board Liaison Report – Linda Stewart

Linda Stewart reported the Town Manager is rewriting the job description for the Zoning Administrator. Ms. Stewart also asked Robin Bennett if she has been able to complete the report to the state to enable the Planning Commission to make a draw down request for the Municipal Planning Grant funds and Ms. Bennett reported that she would have that complete on Wednesday.

Energy Social Recap:

Linda Stewart stated the attendance was low for the Energy Social. Some of the vendors present were Laura MacLachlen from Vermont Energy Education Program (VEEP), Vermont Energy Efficiency, a solar company - Bristol Electronics, a representative from McKernon Group and a representative for natural gas. The social included a discussion group and vendor displays. Mr. Bove stated the intent of the social was to obtain information for the Energy section of the Town Plan. Ms. Stewart noted that Robert Black gathered comments from the day.

Other Business as Needed:

Anne Bransfield reported Els Van Wert of Sun Common has advised that they have a project they are interested in doing in Brandon. They have a site on Wheeler Road and are proposing something that would benefit the landowner and 25 or 30 other families. The panels would be 10 feet tall and more than 10 feet wide, with 8 to 10 rows of racks. Ms. Van Wert would like to attend the December 1st Planning Commission meeting to provide a presentation and they would also like to reach out to town government. Tracy Wyman noted the solar project that is being constructed on his property will be sold back to the grid. Mr. Wyman extended an invitation for the Planning Commission to view the project.

Ed Bove advised he will be doing the Capital Planning Workshop in place of Kevin Geiger. Anne Bransfield noted the Planning Commission would like the presentation provided to both the Select Board and the Planning Commission. It was suggested the timeframe for the joint presentation could be in January, with a date to be confirmed.

A motion was made by Linda Stewart and seconded by Marty Feldman to enter into Executive Session at 8:30PM to consider a proposal by Rutland Regional Planning Commission (Municipal Planning Grant funds), pursuant to a specific finding under 1 VSA § 313(A)(1) that premature general public knowledge would clearly place the public body or a person involved at a substantial disadvantage. **The motion passed unanimously.**

Executive Session: 1 VSA 313(A)(1)

The Board came out of executive session at 8:39PM.

A motion was made by Linda Stewart and seconded by Anne Bransfield to accept the proposal from the Rutland Regional Planning Commission to assist with the Town Plan rewrite. **The motion passed unanimously.**

Next Meetings:

December 1st
December 15th

Adjournment:

A motion was made by Linda Stewart and seconded by Marty Feldman to adjourn the Planning Commission meeting at 8:40PM. **The motion passed unanimously.**

Respectfully Submitted,

Charlene Bryant
Recording Secretary
Brandon Planning Commission Meeting
November 17, 2014