

**DRAFT**  
**Brandon Planning Commission**  
**December 15, 2014**

**Planning Commission Members Present:** Linda Stewart, Anne Bransfield, Jeff Guevin, Marty Feldman

**Others Present:** Dave Atherton

**Call to Order:**

Anne Bransfield called the meeting to order at 7:10PM.

**Approval of Agenda:**

A motion was made by Linda Stewart and seconded by Anne Bransfield to approve the agenda as presented. **The motion passed unanimously.**

**Public Comment Period:**

Linda Stewart provided information regarding a recent editorial about decommissioning funds for solar projects that was printed in the Addison Independent. It was noted if there is a small solar unit, the state does not collect money for decommissioning, but the larger solar projects are required to have a decommissioning fund. The Town of New Haven is asking the Public Service Board to require a decommissioning fund for anything above one megawatt. It was suggested the Brandon Planning Commission consider sending a letter to the Public Service Board recommending any commercial venture greater than one megawatt be required to have a decommissioning fund so that the community is not burdened with removal of the project in the future. It was also recommended a notation be placed in the Town Plan under the Energy Section regarding this subject.

A motion was made by Anne Bransfield and seconded by Linda Stewart to authorize the Planning Commission Chair to send a letter on behalf of the Brandon Planning Commission to the Public Service Board regarding the request for requirements for solar decommissioning. **The motion passed unanimously.**

**Old Business:**

*. Approval of Minutes: December 1, 2014*

A motion was made by Linda Stewart and seconded by Anne Bransfield to approve the minutes of the December 1, 2014 Planning Commission meeting with a correction to the SunCommon name. **The motion passed unanimously.**

*. Select Board Liaison Report – Linda Stewart*

Dave Atherton reported there was an extensive discussion regarding the library appropriation. Mr. Atherton stated the town does not own the building or manage the library and the decision was made for the library to be removed from the budget and made an appropriation.

Anne Bransfield advised the Select Board's signature is required for the Regional Planning Commission's contract for work that will be done on the Town Plan, which will be funded by the Municipal Planning Grant. Dave Atherton will bring the document to the next Select Board meeting for signatures.

With regarding to zoning, Dave Atherton reported there are still complaints coming in regarding chickens. There is a section in the ordinance relating to this subject and he has submitted a violation on one party. Two of the issues have been due to the requirement of having chickens on less than a one-acre lot and there are multiple landowners complaining about the chickens. It was noted there is also a nuisance ordinance that would apply when the chickens are travelling on other people's property. It was thought that this is less of a zoning issue and more of a nuisance issue. Mr. Atherton advised there were a couple of earlier issues regarding chickens that the landowners were able to work out. Mr. Atherton is hopeful the transition of the zoning administrator position will be done soon. There have been no permits submitted recently. Mr. Atherton reported he attended a recent Regional Planning Commission event with the Town Manager. At the last Regional Planning Commission meeting, Mr. Atherton reported there was a lot of discussion about the changes in Act 250 placing new requirements on strip areas.

#### *.Continue Town Plan Draft Revisions – Future Land Use*

The Planning Commission made revisions primarily to the Goal and Policies (Objectives) sections. Changes were not substantive, but rather focused on tightening language. A draft will be released on the blog (<http://planningbrandon.wordpress.com/>) soon.

#### **New Business:**

There was no discussion held.

#### **Other Business as Needed:**

There was no other business to discuss.

#### **Next Meetings:**

January 5<sup>th</sup>  
January 19<sup>th</sup>

#### **Adjournment:**

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

Respectfully Submitted,

Charlene Bryant  
Recording Secretary