

**Brandon Planning Commission Meeting
January 4, 2016**

Planning Commission Members Present: Jeff Guevin, Frank Bump, Linda Stewart, Marty Feldman, Phyllis Aitchison

Planning Commission Members Absent: Anne Bransfield

Others present: Anna Scheck

Call to Order:

The meeting was called to order at 7:13PM by Jeff Guevin, Planning Commission Chair.

Agenda Approval:

A motion was made by Phyllis Aitchison and seconded by Marty Feldman to approve the agenda as presented. **The motion passed unanimously.**

Approval of Prior Meeting and Hearing Minutes:

A motion was made by Linda Stewart and seconded by Phyllis Aitchison to approve the minutes of the November 16, 2015 Planning Commission meeting. **The motion passed unanimously.**

Old Business:

. Zoning Administrator Report

Anne Scheck reported there was information on several permits that was provided to the Planning Commission members during the December 28th hearing. She noted there was an article on the proposed solar project in the Rutland Herald. Linda Stewart questioned the status of sign non-compliances around town. Ms. Scheck will be working on sign compliance going forward and advised the Compass signs are being addressed.

There was a question as to the status of the Ranger Solar project. It was noted there are some concerns with the project. The project cannot be counted towards the Vermont Energy Goals. Ms. Scheck will forward the recent article on the project to the Planning Commission members.

. Town Plan Adoption Timeline

Jeff Guevin advised the Town Plan adoption process is in a waiting period. It has been sent to all concerned parties and the Select Board will be holding a hearing. The Select Board will then consider adoption of the Plan. Ethan Swift requested a change to the Town Plan eliminating some language that created confusion in the Solar Guidelines section. Mr. Guevin will make an adjustment to this section prior to forwarding the document to the Select Board for their hearing and approval.

. Brandon-Based Code & Review of BLUO

This agenda item was postponed to a subsequent meeting.

Mr. Guevin recommended printing out copies of the current Brandon Land Use Ordinance and the Brandon Based Code that was developed by PlaceSense for continued work on this project. Mr. Guevin noted the zoning districts need to be developed, which will be based on the Future Land Use map.

New Business:

. Planning Commission Report

Jeff Guevin advised he has completed the Planning Commission's report for the Town Report that included information on the work done on the Town Plan and the Barn-Raising events. Mr. Guevin also included information on the work done for Brandon by the Rutland Region Transportation Council and Rutland Regional Planning Commission.

. Other Business as Needed

Jeff Guevin reported he received information from an attorney's review of the Sign Ordinance. Mr. Guevin advised there are a couple of areas of concern that the attorney has offered suggested language for updating the ordinance. Mr. Guevin will distribute this information to the Planning Commission members.

Next Meeting:

February 1, 2016 @ 7:00PM at the Brandon Library – Regular Meeting

Adjournment:

A motion was made by Linda Stewart and seconded by Phyllis Aitchison to adjourn the meeting at 7:42PM. **The motion passed unanimously.**

Respectfully submitted,

Charlene Bryant
Recording Secretary