

TOWN OF BRANDON LAND USE ORDINANCE REPORT
STATEMENT OF CHANGES

The Brandon Planning Commission has revised the Brandon Town Land Use Ordinance to better reflect and implement the direction provided by the Town Plan which was adopted on February 22, 2016.

This report is consistent with 24 V.S.A. §4441 (c) which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments.”

The Commission has included this statement of purpose as required for notice under in §4444 of this title. As per the statements of changes as listed below, amendments were originally completed, (Hearings were held but the final approval by the Select Board was not completed) in May of 2014.

Section 407	Sign Regulations
Section 407(c)	Permit Required
Section 407(e)	Approvals from Administrative Officer
Section 407(g)	Standards for Development Review Board Review
Section 407(h)(11)	General Sign Standards and Restrictions (gas station canopies)
Section 407 (i)(4)	Cluster Signs
Section 407 (i)(8)	Sandwich board or portable signs (eliminated)
Section 407(j)(8)	Sandwich board or portable signs (moved here from (i)(8))
Section 1009	Powers of the Development Review Board (a)(4) and (5)
Section 1016	Setback Waivers

State Statutes requires that if a municipal bylaw amendments shall include findings regarding how the proposal:

1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing;
2. Is compatible with the proposed future land uses and densities of the municipal plan;
3. Carries out as applicable, any specific proposals for any planned community facilities”

The proposed amendments to the Brandon Land Use Ordinance do not include changes to any of the above therefore, this report does not any findings.