

Brandon Planning Commission Hearing
May 7, 2018

Board Members Present: Stephanie Jerome, Ethan Nelson, Michael Shank, Bill Mills

Also in Attendance: Anna Scheck – Zoning Administrator, Jeff Stewart, Linda Stewart, Barbara Noyes Pulling

1. Open Hearing

Stephanie Jerome, Commission Chair, opened the hearing for public comments at 6:02PM.

Ms. Jerome noted over the past year, there have been a number of proposed changes made to the Brandon Land Use Ordinance (BLUO) relating to the following sections:

Section 104(a)(7)	Land Use Permits - Add & Renumber - Replacement Mobile Homes in a Mobile Home Park
Section 104(b)(4)	Permit Not Required - Remove & Renumber
Section 407	Sign Regulations –Remove (a) - (e) & (h) - (o) & Replace
Section 614(f)	Outdoor Lighting - Amend
Section 619(1)(2)	Farm Animals – Remove and Replace

Anna Scheck provided a draft of the BLUO with the proposed changes

Linda Stewart questioned Section 407(B) – Procedures of the Sign ordinance with regards to temporary signs. Ms. Stewart suggested adding time restrictions for the length of time this type of sign can remain for such things as special events or fundraisers. Ms. Stewart did not think there currently exists a problem. Anna Scheck stated those types of signs are exempt and are usually regulated by the Select Board. For special events, the Select Board has indicated as long as the sign is on Town property, it will be allowed, but they did not specify the number of days. Ethan Nelson agreed with this request and noted with that in mind, he drafted Section C (6). Ms. Scheck advised the Select Board had no problem with signs being placed on Town property for activities such as church dinners. Michael Shank stated it appears action can be taken according to Section 407(C). Mr. Shank noted between what Mr. Nelson added and what was proposed at the last meeting, this should resolve any issue.

Ms. Stewart questioned if there had been discussion regarding “Open” flags. Mr. Nelson reported he had reviewed the previous versions of the BLUO, as well as Sign ordinances from other Vermont towns. The Planning Commission got down to the essence of the Sign ordinance with covering the broad terms. If there is a sign to advertise goods and services, it will not be lighted and will be constructed of wood, metal or natural materials. There was discussion of “Open” flags. Ms. Scheck advised due to state regulations, the ordinance could not regulate what is written on a sign, but size could be regulated. Michael Shank suggested it would be good if all businesses could use the same type of sign. Mr. Shank will discuss this concept with the Brandon Chamber and DBA. Ms. Stewart suggested the only flag hanging from a building be an “Open” flag with regulations specifying the height so that they are not obstructive. Mr. Nelson noted there is information about obstruction of signs noted in the BLUO. Ms. Stewart also questioned the use of feather banners. Ms. Scheck advised previously there were no regulations for feather banners and they will now be included as temporary banners with an allowance of up to 21 days, two times per year. The banners will be used for noteworthy times and would not be used for “business as usual”. Ms. Stewart felt the Planning Commission has done a very good job with the changes.

It was suggested to add “Open” flags under the Sandwich/Portable Signs Section. The Planning Commission decided to add another item under Section 407 (C) for flags. It was also suggested to limit the types of signs to either 4 of the 5 or 3 of the 5 types. After further discussion, it was decided this would limit some businesses with their advertising and would not be added. After further discussion of the “Open” flags, it was recommended to add to Section 407(C)1 (e) Open Flags – not to exceed 15 square feet.

Motion by Ethan Nelson to clarify Section 407(C) 1 in terms of numbering to read: a) Primary Sign, b) Free-standing Sign, c) Window Sign, d) Sandwich/Portable Sign and adding e) “Open” Flag (Not to exceed 15 square feet). **The motion passed unanimously.**

2. Close Hearing

Stephanie Jerome closed the hearing at 6:37PM.

Respectfully submitted,

Charlene Bryant
Recording Secretary