

**Brandon Planning Commission Meeting**  
**June 3, 2019**

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

**Others Present:** Barbara Noyes-Pulling, Brent Buehler

**1. Community-Wide Meeting and Presentation on River Corridor**

**2. Call to order**

Michael Shank, Interim Chair, called the meeting to order at 7:15PM.

**3. Agenda Approval**

A motion was made by Bill Mills to approve the agenda, as presented. **The motion passed unanimously.**

**4. Consent Agenda**

**a. Approve Planning Commission Meeting Minutes – May 20, 2019**

A motion was made by Lowell Rasmussen to approve the Planning Commission minutes of May 20, 2019, as presented. **The motion passed unanimously.**

**5. Zoning Administrator Report**

Jeff Biasuzzi provided a written Zoning Administrator's report for the Committee's review. There was discussion concerning the Walgreens signage noted in the report. Michael Shank reported the Brandon Chamber sent letters to Walgreens, Hannaford and Dunkin Donuts requesting that they consider changing their signage to something more historically appropriate. In the report, it was noted that Walgreens wants to replace everything as is with only the name change, however, the Planning Commission has new signage requirements that they would require the business adhere to. Mr. Biasuzzi interpreted the signage document correctly and Mr. Shank will request Mr. Biasuzzi send this information to the Walgreens sign vendor. Mr. Shank will also request Bernie Carr of the Brandon Chamber and Devon Fuller of the DBA follow-up with similar information to the sign vendor. Stephanie Jerome noted there is precedent in other areas and suggested the company likely must conform to other areas' signage regulations. It was recommended the Planning Commission clarify the signage ordinance with the DRB, as it was noted the Dunkin Donuts signage that was approved does not conform to the new signage ordinance. Ethan Nelson will contact the DRB concerning this item.

**6. Accessory Structures Update**

There was no discussion on this item.

**7. Energy Plan Hearing Process**

Michael Shank advised the Energy Plan hearing will be scheduled for July 15<sup>th</sup>, rather than the original proposed date of July 1<sup>st</sup> to allow for the hearing to be properly warned. It was recommended to also change the Planning Commission meeting to July 15<sup>th</sup> to be held immediately following the hearing. Barbara Noyes-Pulling advised if the Town has an email system that can track who opens the emails, the information concerning the proposed Energy Plan can be emailed to the required parties.

## **8. Next Steps on River Corridor**

Michael Shank noted the River Corridor presentation provided by Ned Swanberg this evening was very interesting. A copy of the presentation and support documents will be provided with the Planning Commission meeting minutes. Mr. Swanberg and Mr. Bove of the RRPC have offered their assistance with this process. Barbara Noyes-Pulling advised that she had sent model text for consideration to the Town Manager. Mr. Atherton reviewed both State-approved models and has recommended the more aggressive model, as the other model is very similar to what is currently in the BLUO. Ms. Noyes-Pulling suggested the Planning Commission go through the language to assure it matches up with what they would want to have, and to include the Town Manager in the discussion as well. Ms. Noyes-Pulling provided the text in a format that aligns with the BLUO. Stephanie Jerome suggested the Planning Commission members review the draft text and bring comments or questions to the July 15<sup>th</sup> Planning Commission meeting to discuss. Ms. Noyes-Pulling advised the State may be changing the ERAF rules and the November deadline for the inclusion of the information in the Town's zoning will be pushed out until they have made the changes. Ms. Jerome noted the comments can be discussed at the July 15<sup>th</sup> meeting and a final draft will likely be completed at the meeting. Ms. Noyes-Pulling suggested if the Planning Commission wishes to make any changes, Ed Bove would be a good point of contact to discuss the changes. Lowell Rasmussen noted one of the benefits of the River Corridor Plan will be the assurance of 10% more State aid in the event of a disaster.

## **9. Old/New Business**

There was no other discussion held.

## **10. Date of Next Meeting**

Monday, July 15, 2019 at 6:00PM – Brandon Library – Energy Plan Hearing and Regular Meeting

## **11. Adjournment**

The Committee Chair adjourned the meeting at 7:46PM.

Respectfully submitted,

Charlene Bryant  
Recording Secretary