

Brandon Planning Commission Meeting
July 15, 2019

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

Others Present: Barbara Noyes-Pulling, Brent Buehler, Jeff Biasuzzi

1. Call to order

Michael Shank, Interim Chair, called the meeting to order at 7:03PM.

2. Agenda Approval

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

3. Consent Agenda

a. Approve Planning Commission Meeting Minutes – June 3, 2019

A motion was made by Ethan Nelson to approve the Planning Commission minutes of June 3, 2019, as presented. **The motion passed unanimously.**

4. Zoning Administrator Report

Jeff Biasuzzi provided a written report and advised there are a lot of permits submitted, with some waiting for approval from the State's required permits. Mr. Biasuzzi attended a spring planning and zoning forum at Lake Morey on June 18th. There was a lot of discussion about the appeal process. Municipal planning grants are available, and Mr. Biasuzzi will provide the Planning Commission information on this subject. The spring session of the Legislature provided a summary of the bills that were introduced and passed. The two large bills were the marijuana bill that will be discussed during the next session and the update to the Act 250 regulations. The Act 250 proposal is considerably more controlling that includes inclusion of authority over agriculture and public utility commissions, which Mr. Biasuzzi noted is contrary to the Governor's platform. Michael Shank advised that Ed Bove of the RRPC did a presentation on Act 250 and Mr. Shank will provide a copy of the presentation to the Planning Commission members. Mr. Biasuzzi advised there is a professional training seminar to be held in Burlington.

Mr. Biasuzzi reported Walgreen's had submitted an application for signage and have fixed the conforming flush-mounted building sign design and have agreed to take down one of the two pedestal signs, leaving the one near the Congregational Church and removing the internally illuminated component. Mr. Biasuzzi had suggested that they split the signage into two applications, with one application for the conforming signs and another application for the non-conforming sign that would be subject to DRB review. Mr. Biasuzzi has forwarded this issue to Walgreen's Corporate Office, but has not heard back from them. It was suggested to continue discussions with Walgreen's Corporate Office about bringing the signage into compliance with the Brandon Zoning regulations. Mr. Biasuzzi noted there has also been an application to roll a new face over the current Aubuchon's signage. The signage would be identical to the current sign, with exception of the font change to italic. Mr. Biasuzzi stated the question is whether changing the font is considered a change in the sign. Stephanie Jerome noted that the Planning Commission's intent with the new signage ordinance was to bring signage into compliance when there is a new owner. Mr. Shank noted that it needs to be certain that the Town is consistent with all approvals. Mr. Biasuzzi stated if there is a layover of an old sign with the same message and logos, he did not think it is a significant change in changing a font. Mr. Shank suggested inviting the DRB to a Planning Commission meeting to have a conversation about the Sign Ordinance. Mr. Biasuzzi advised there have

been a couple of issues with zoning violations that cost the Town time and money and ticketing does not seem to work. Mr. Biasuzzi noted he is having difficulty with the Accessory Structure ordinance.

5. Review River Corridor's Text

Michael Shank suggested postponing this agenda item to the next meeting. Mr. Shank stated Ed Bove of the RRPC has offered to write the text and it was suggested Mr. Shank authorize Mr. Bove to move forward with work on the text and extend an invitation to attend the next Planning Commission meeting.

6. Energy Plan's Next Steps

A motion was made by Ethan Nelson and seconded by Stephanie Jerome to approve the Brandon Energy Plan as presented at the public hearing and submit the Plan to the Select Board for approval. **The motion passed unanimously.**

Mr. Shank will forward the Energy Plan to the Town Manager and request the Select Board continue the approval process.

7. Old/New Business

Stephane Jerome noted the Historic Preservation Committee is soliciting for people interested in serving on this committee. Ethan Nelson recommended Mickeen Hogan as a potential candidate for the position.

Brent Buehler advised that he had filed an appeal to the Environmental Court from the DRB decision over the land use for the Mobil Station, asking them to bring this area into compliance. It was dismissed in the Environmental Court, but it appears the area has been cleaned up. Mr. Buehler stated this goes back to zoning and land use ordinance, as neighbors should not have to police violations. He stated the area is now the condition it should have been for the entire project. Mr. Buehler asked what the land use ordinance indicated. Mr. Biasuzzi noted he did not agree that it was a violation. Mr. Buehler noted that he did not hear from the DRB and no one addressed the situation.

8. Date of Next Meeting

Tuesday, September 3, 2019 at 6:00PM – Brandon Town Hall

11. Adjournment

The Committee Chair adjourned the meeting at 8:00PM.

Respectfully submitted,

Charlene Bryant
Recording Secretary