

**Brandon Planning Commission Meeting - Draft  
August 16, 2021**

**Board Members Present:** Ralph Ethier, Liz Gregorek, Todd Nielsen

**Board Members Present Via Zoom:** William Mills, Lowell Rasmussen

**1. Call to order**

The meeting was called to order at 6:50PM.

**2. Agenda Approval**

A motion was made by Ralph Ethier and seconded by Todd Nielsen to approve the agenda. **The motion passed unanimously.**

**3. Approve Meeting Minutes – July 20, 2021**

A motion was made by Lowell Rasmussen and seconded by Bill Mills to approve the Planning Commission minutes of July 20, 2021. **The motion passed unanimously.**

**4. Zoning Administrator Report**

Liz Gregorek advised that Jeff Biasuzzi provided his Zoning Administrator's report that outlines the permit activity and comments on the public hearing for the Hannafords' sign. Hannafords will be requesting a variance on the sign that is on the building at the DRB meeting that is scheduled for August 25<sup>th</sup> at 7PM. Mr. Biasuzzi had indicated that previously they were willing to go to a gooseneck style sign but have changed their decision and wish to go back to an internally illuminated sign and will be asking the DRB for a variance on this sign. They had previously been provided a variance on this sign and want to continue with what they have. Regarding the Hannaford sign at the street entrance, they will have recessed lights by the sign that will shine down and is in compliance with the Sign ordinance.

Lowell Rasmussen stated there had been a prior discussion to determine whether the Select Board wants the Planning Commission to do an entire BLUO review and submit to them for approval or if they would prefer reviewing one section at a time. Liz Gregorek will reach out to Seth Hopkins to determine if the Select Board wants to see the changes by section or in its entirety and will advise at the next meeting.

**5. Appointment of Committee Chair**

Liz Gregorek suggested waiting until the next meeting to appoint a chair when all members of the Planning Commission are present.

**6. BLUO Review**

Liz Gregorek suggested the Planning Commission go through the section that she was asked to review. Lowell Rasmussen asked if there was the full mark-up of what Michael Shank had done on the BLUO. Ms. Gregorek will look into this item. Ralph Ethier advised that he has the highlighted items from Mr. Shank and will forward the document to all Planning Commission members.

Ms. Gregorek provided the following overview of Sections 615 through 623:

Section 615 – Hazardous Materials – When reviewing this section, Liz Gregorek stated Item 1 identifies VT statute that the Town needs to follow and she did not think that additional information needs to be added. Lowell

Rasmussen agreed the standards already exist. With regard to storage containment, Mr. Rasmussen suggested contacting the Fire District to determine if they have an opinion on this section. It was not known if this is practical for residences but was thought it would be a requirement for commercial. Ms. Gregorek will follow-up with the Fire Department for input on this section. Ms. Gregorek thought there would likely be a regulation where the areas have to be listed. With regard to Item 3 - Underground Storage – Mr. Rasmussen suggested adding a definition for aquifer. For Item 4 – Roadways Used for Transporting Hazardous Materials – Ms. Gregorek felt that this section is understandable and suggested a definition be added for cathodically protected steel and aquifer.

Section 616 - Off-Street Parking – Ms. Gregorek will obtain clarification for what “off-street” parking is.

Section 617 – Loading and Unloading – Ms. Gregorek noted this section relates to commercial construction and all new construction would need to go through a permit process.

Section 618 – Safety Standards Applicable to Structures over 400 Cubic Feet in Volume, Including Mobile Homes – Ms. Gregorek did not think that anything needed to be changed or defined in this section.

Section 619 – Farm Animals – Mr. Rasmussen suggested obtaining the Zoning Administrator’s input on this section. Ms. Gregorek advised she had reviewed Wallingford’s zoning on this topic as suggested by Mr. Biasuzzi and one major difference from the BLUO relates to manure piles. In Wallingford’s zoning, no manure piles will be stored within the village area and shall be removed in an ecologically responsible manner every two months. Mr. Rasmussen stated the Zoning Administrator could provide content on what works and what does not work on this subject.

Section 620 – Pesticide, Herbicide and Fertilizer Uses – Ms. Gregorek did not see any changes needed.

Section 621 – Forest Harvesting – Ms. Gregorek did not see any changes needed and noted this section references the Vermont Department of Forests, Parks and Recreation practices.

Section 622 – Public Service Uses in the Aquifer district – A definition of the Aquifer District was the only change noted for this section.

Section 623 - Water Backup and Runoff – Ms. Gregorek did not see any changes needed for this section and noted that compliance would be in accordance with Vermont Stormwater and Management Rule.

## **8. Old/New Business**

Liz Gregorek stated there will be a continuation of the BLUO Review at the next meeting and she will obtain an update on the Hannaford signage issues. Lowell Rasmussen suggested for Section 625 of the BLUO that there have been new Vermont laws the Select Board has adopted regarding riverbank control and the Planning Commission will want to incorporate those changes in the BLUO. He noted it may be to just reference what changes have been adopted by the Select Board regarding the new state laws.

## **9. Date of Next Meeting**

Wednesday, September 22, 2021, at Brandon Town Hall (Zoom Option Available)

## **9. Adjournment**

A motion was made by Lowell Rasmussen and seconded by Bill Mills to adjourn the meeting at 7:37PM. **The motion passed unanimously.**

Respectfully submitted,

Charlene Bryant  
Recording Secretary

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