

**Brandon Planning Commission Meeting - Draft**  
**June 2, 2025**

**Board Members Present:** Jack Schneider, Sara Stevens, Natalie Steen, Lisa Peluso

**Others present:** Larry Stevens

**1. Call to order**

The meeting was called to order at 6:00PM by Jack Schneider - Chair.

**2. Agenda Approval**

A motion was made by Sara Stevens and seconded by Natalie Steen to approve the agenda. **The motion passed unanimously.**

**3. Approve or Amend Minutes from May 13, 2025 Meeting**

A motion was made by Natalie Steen and seconded by Sara Stevens to approve the May 13, 2025 meeting minutes, as amended. **The motion passed unanimously.**

A correction to Neil Silins name on the first page and a correction to Natalie Steen's name under Commissioner's Present.

In Logan Solomon's presentation, a correction of the number of Regional Planning Commissions from 7 to 11 in Vermont.

**4. Public Participation and Comment**

There was no discussion held.

**5. Zoning Administrator's Report**

Larry Stevens, Zoning Administrator, provided a listing of the recent permit activity that consisted of basic permits that included one construction permit and some change of uses. None of the permits listed had to go through the DRB. To date there has been 22 permits this year. There will be an application from Blue Seal for the DRB's consideration at the end of the month for signs as they are oversized with one 38 square feet and one 40 square feet. Mr. Stevens noted the design is consistent with what they have but they want better visibility. Jack Schneider noted the DRB gave a variance for Hannaford due to the distance of the store from the road.

Mr. Schneider asked if the Town Manager has requested the Zoning Administrator take action on non-compliant signs. Mr. Stevens noted it has been mentioned but he has not had the time to do enforcement. Mr. Schneider stated the ones approved during the Segment 6 construction would not be grandfathered.

Lisa Peluso requested clarification of the shed permit. Mr. Stevens advised a permit was needed because of the size, which was 16 feet x 20 feet.

Jack Schneider suggested the Zoning Administrator keep a tally of the new residences built in Town, noting the Town tends to lose more housing than is gained.

With regard to the old Pine Grove Dispensary, it was questioned if they were living at that location. Mr. Stevens reported they were living there periodically but it will now be a rental property and has gone from a commercial store to completely residential.

Jack Schneider reported that VLCT is offering a Zoning 101 course. Mr. Stevens noted he was not aware of it but will check the VLCT website for information on the course.

## **6. Review Potential Planned Growth Areas on Future Land Use Map**

Jack Schneider reported he has reviewed the map received from the RRPC and noted the pink areas are where there is sewer. The areas that the RRPC had mapped as planned growth includes Mt. Pleasant, however there is a requirement for town water and sewer, and should be within a ¼ mile of sidewalks and there are no sidewalks in that area. In looking at the area around OV High School, there will be water but no sewer or sidewalks. Natalie Steen asked if the map could be amended, such as if there is water extended to OV. Mr. Schneider did not think that sewer would be extended that far and also noted there is a question of how large a sidewalk needs to be. Seth Hopkins will be submitting the Tier 1B application to the State before July 1st. The Town was not eligible for Tier 1A designation as that requires a five-day-per-week zoning administrator plus additional staff to qualify. Larry Stevens asked if there will be large maps provided for the town office and Mr. Schneider advised the Town Manager was provided one. Mr. Stevens will follow up with the Town Manager.

## **7. Other Business**

Lisa Peluso reported she has been in touch with the Historic Preservation Working Group but she has not received a response as to when their first meeting will be.

## **8. Date of Next Meeting**

Possible July 21<sup>st</sup> meeting if required (to be warned if needed).

The August meeting was cancelled.

## **9. Adjournment**

A motion was made by Natalie Steen and seconded by Sara Stevens to adjourn the meeting at 6:20PM. **The motion passed unanimously.**

Respectfully submitted,

Charlene Bryant  
Recording Secretary