

**Brandon Planning Commission Special Meeting  
September 8, 2025**

**Board Members Present:**

Jack Schneider, Natalie Steen, Neil Silins, Lisa Peluso, Sara Stevens

Others present: Larry Stevens

**1. Call to order**

The meeting was called to order at 6:01PM by Jack Schneider – Chair.

**2. Agenda Approval**

A motion was made by Lisa Peluso and seconded by Sara Stevens to approve the agenda.

**The motion passed unanimously.** The Chair noted the town has standardized the meeting format across all committees and commissions and will now use a single ZOOM ID.

**3. Approve or Amend Minutes from July 21, 2025special monthly meeting**

A motion was made by Sara Stevens and seconded by Lisa Peluso to approve the July 21st meeting minutes. **The motion passed unanimously.**

**4. Public Participation and Comment**

There was no public discussion.

**5. Zoning Administrator's Report**

The Zoning Administrator provided an update on recent permit activity. The Chair asked the ZA for an update on recent DRB sessions to determine whether the revised BLUO had generated any new issues. The ZA said he was unaware of any BLUO-related issues.

**6. Election of Officers**

A motion to reappoint to reappoint Jack Schneider as Chair was made by Lisa Peluso and seconded by Sara Stevens. No other nominees were put forward. The vote to reappoint was 4-0 in favor (the Chair abstained). Natalie Steen was nominated to continue as Vice Chair by Sara Stevens and seconded by Neil Silins. No other nominees were put forward. The vote to reappoint Ms. Steen as Vice Chair was 4-0 in favor (the Vice Chair abstained).

**7. Discussion around BLUO minor updates**

Other than a brief discussion regarding whether “demolition” of privately-held buildings is clear in the BLUO, there are no other updates required at this time.

#### **8. Neighborhood Development Area (NDA) possibility**

The Chair updated the commissioners on the possibility of Brandon pursuing NDA status with the state. To qualify for NDA status, the BLUO would need slight modification and require a public hearing.

#### **9. Brandon Workbook status update**

Lisa Peluso said a kickoff meeting is scheduled for the following evening (9/9). Her section will be regarding “parking”.

#### **10. Other Business**

No other business was discussed.

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

The Planning Commission will hold its regular meeting on October 6.

#### **11. Adjournment**

A motion was made by Sara Stevens and seconded by Lisa Peluso to adjourn the meeting at 6:45 PM. **The motion passed unanimously.**

Respectfully submitted,

Jack Schneider  
Chair