TOWN OF BRANDON, VERMONT
PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

Friday, October 7, 2016
8:00 AM
Brandon Town Office
2nd Floor Meeting Room

The Brandon Planning Commission has revised the Town Plan maps to correct the Designated Downtown boundary.

Copies of the proposed amended 2015 Town Plan are available at the Brandon Town Office, on the Brandon Town website and on the Rutland Regional Planning Commission website. Written and oral comments regarding the re-adoption of the amended Brandon Town Plan will be accepted at the public hearing.

TOWN OF BRANDON TOWN PLAN REPORT

The Brandon Planning Commission has revised the Town Plan maps to correct the Designated Downtown boundary.

This report is consistent with 24 V.S.A. §4384 (c) which states:

"When considering an amendment to a plan, the planning commission shall prepare a written report on the proposal. The Report shall address the extent to which the plan, as amended, is consistent with the goals established in §4302 of this title."

The Commission reviewed the goals set forth in §4302 and amended the plan as necessary to be consistent with the stated goals. The Commission determined that the plan as amended is now consistent with the goals established in §4302. The majority of the changes made to the plan were to meet state planning goals and to be consistent with the Rutland Regional Planning Commission *Regional Plan*. The RRPC staff has already reviewed the plan and made suggestions, and the RRPC Community Issues Committee will review a first draft of the plan in September 2016.

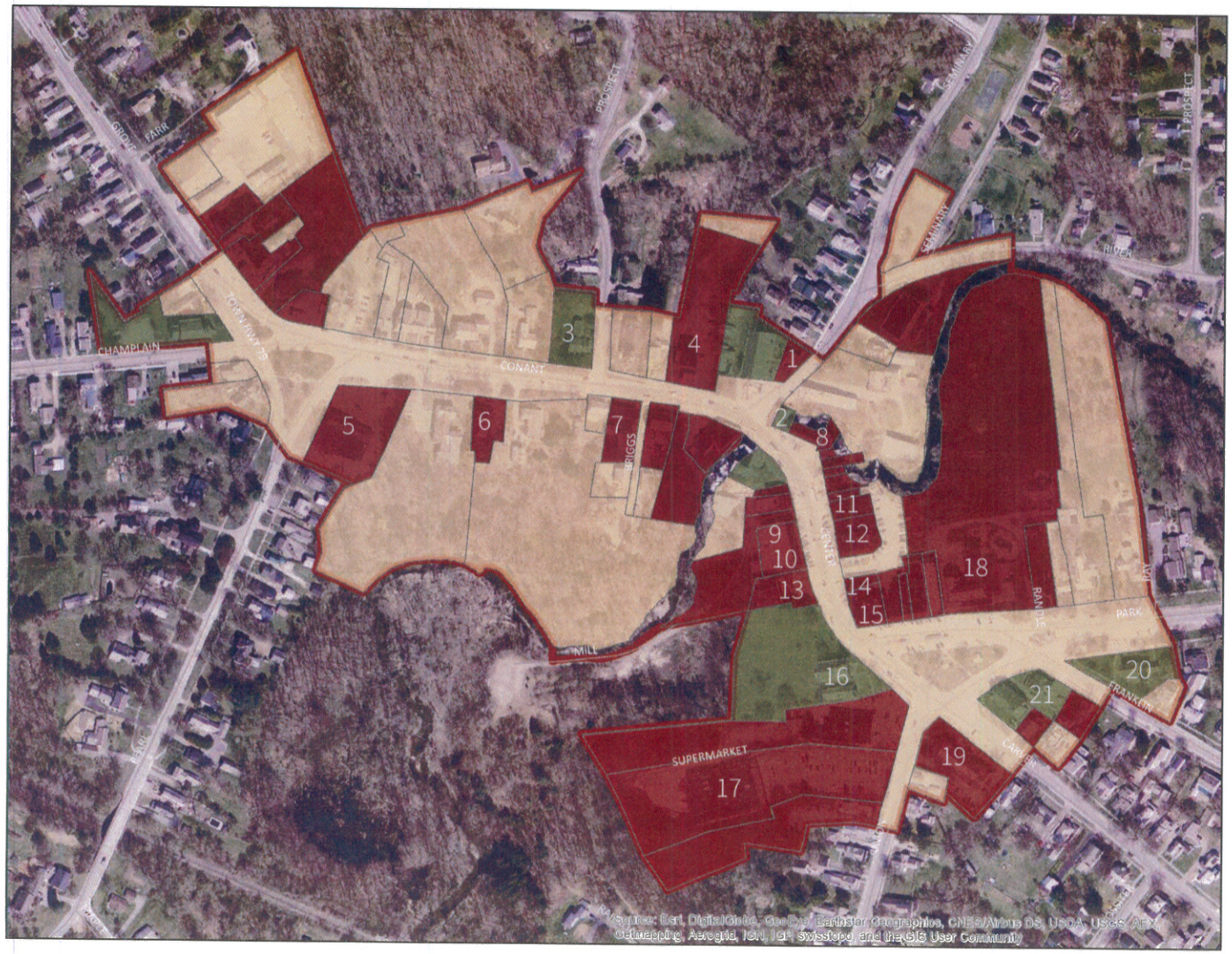
State Statutes requires that if a newly drafted plan proposes alterations to the designations of any land area then they should address:

- The probable impact on the surrounding area
- The long-term cost or benefit to the municipality
- The amount of vacant land which is already subject to the proposed new designation
- The suitability of the area in question for the proposed purpose
- The appropriateness of the size and boundaries of the area proposed for change

The proposed Brandon plan does not include changes to any boundaries or land use designations therefore this report does not need to address any of the above.

Brandon VT Designated Downtown

1. Heritage Family Credit Union
2. Brandon Town Offices
3. St Thomas Episcopal
4. Mobil Station
5. Post Office
6. Judith Reilly Gallery
7. Briggs Carriage Co
8. Gourmet Provence



9. Brandon House of Pizza
10. Aubuchon Hardware
11. Carr's Florist
12. Cafe Provence
13. Crosby Sales and Services
14. Brandon Artists Guild
15. lake Sunapee Bank
16. Brandon Congregational
17. Hannafords
18. The Brandon Inn
19. National Bank
20. Brandon Free Public Library
21. Brandon United Methodist

Land Uses in the Downtown

- Residential
- Civic
- Commercial