

# Brighton Planning Commission Minutes

## May 5<sup>th</sup>, 2024

Attendees:

In Person: Anne, Joel, Billy, Noah, Mark, Jeanne

Virtual: Mike S.

### 1. Call to Order

-The meeting was called to order at 17:30 by Anne.

### 2. Agenda Update

-No updates to the agenda.

### 3. Town Plan

-Presentation: Noah presented on the importance of a town plan for the future prosperity of the town, discussing financial incentives and the vision it provides.

-Discussion: The board highlighted the need to incorporate recreation into the Town Plan to benefit the community.

### 4. Questions for the Zoning Administrator

-Richard Fortin Case:

-Next steps: Contact the attorney and send a certified letter.

-The board discussed imposing a \$100.00 weekly fine on Richard Fortin, to be initiated immediately.

-Motion: Mark motioned to fine Richard Fortin \$100.00 weekly. Jeanne seconded.

-Historic Districts:

- Inquiry about zoning rules for historic districts.

- Response: No elements in current zoning relate to historic districts.

-Minor Subdivision:

- Definition: Cutting one lot from a larger lot.
- Subdivision Approval:
  - Inquiry if the ZA can approve subdividing a lot into three lots.
  - Response: This is a Development Review Board (DRB) issue.

#### 5. Downtown Designation

- Presentation: Mike explained the downtown designation program, outlining its pros and cons.

#### 6. Zoning Bylaw Review

- Updates: Joel discussed the next steps for improving the zoning bylaws over the next two years.
  - Focus on updates, remedial permits, and new wording for addressing issues.
  - Joel proposed extending the ZA's authority within state guidelines to streamline processes and reduce the need for DRB meetings.

#### 7. Other Business

- Golf Cart Issues:
  - Anne raised concerns about golf cart regulations.
  - Discussion covered state laws and the potential for a town ordinance.
  - Noted that the Selectboard had previously discussed this issue.

#### 8. Approval of Previous Meeting Minutes

- Anne approved the minutes of the previous meeting.
- Bill seconded the approval.

#### 9. Adjournment

- Motion to Adjourn: The meeting was adjourned at 18:51.