

# Planning Commission Meeting Minutes

## August 19<sup>th</sup>, 2024

**Attendees:** Jeanne G., Mark V., Anne B., Noah B., Gabe M., Peg M., Brett H. Christopher D. and Bill H.

**Virtual attendees:** Mike S. and Joel C.

### Call meeting to order

Meeting called to order by Anne B. at 5:30 P.M.

### Update Agenda

No update to the agenda

### Public Comment

Mr. Hedges expressed concerns over the accuracy of the previous meeting minutes. He pointed out that the board had made an incorrect statement during the last session and requested that this be formally corrected in the record. Mr. Hedges specifically asked for a redaction of the board's comments to ensure that the official minutes accurately reflect what was discussed. Additionally, Mr. Hedges mentioned that the board made incorrect statements regarding his business, Hedges Customs and Repair. He emphasized that these remarks were improper, and as a result, a formal apology was issued along with corrected meeting minutes.

Christopher raised a significant issue regarding how the planning board had portrayed him during their discussions. He stated that the board had misrepresented his character, leading to a misunderstanding about his intentions and actions. As a result, Christopher requested a formal apology from the board to address this misrepresentation and to restore his reputation.

Additionally, Christopher provided a detailed statement related to an ongoing dispute involving Beth R. This issue concerns the setbacks on his property and the correct determination of which zoning district his land falls within. Christopher highlighted that this zoning classification is crucial for understanding the permissible uses of his property. Moreover, he emphasized that during previous discussions, his name and statements had been taken out of context, leading to further misunderstandings. Christopher urged the board to carefully review his concerns and address the inaccuracies.

### Town Plan

Noah provided an update on the progress of the Town Plan, outlining the significant strides made so far and emphasizing the importance of the next steps. He highlighted that while the foundational elements of the plan are coming together, there is a clear need for additional expertise to ensure the plan meets the town's long-term goals and addresses the diverse needs of the community.

To this end, Noah proposed applying for a grant as the next crucial step in the process. This grant would provide the necessary funding to bring on board a consultant with specialized knowledge in town planning and development. The consultant's role would be to offer professional guidance, refine the existing plan, and ensure that all aspects of the plan are thoroughly researched and aligned with state and federal regulations.

Noah stressed that securing this grant would not only enhance the quality of the Town Plan but also expedite its completion, ensuring that the town remains on track with its planning goals. He noted that the application process for RBDG grant would begin shortly and that he would keep the board updated on its progress and any further developments related to the Town Plan.

### **Act 250**

Joel provided an update on the Act 250 permit, noting its critical role in the Waste Water Treatment Plant project. He briefly outlined the permit's environmental and community impact requirements, which the project must meet to proceed. Joel also mentioned that steps are being taken to ensure compliance, with ongoing coordination with state regulators. He promised to keep the board informed as the process moves forward.

### **Zoning Administrator Report**

Beth R. was unable to attend the meeting, so Anne B. presented the Zoning Administrator's report on her behalf. The board discussed the bylaw concerning 10x10 structures, offering support and providing valuable input on the matter.

### **Zoning Bylaw Review**

Joel updated the board on the zoning bylaw, noting that he requires feedback from the Planning Commission on the sign bylaw before finalizing the documentation for review by the attorney. Additionally, Joel outlined the procedures the Zoning Board must follow concerning the petition to abolish zoning in the Town of Brighton.

### **Other Business**

No other business at this time

### **Approve Minutes of Previous Meeting**

Mike S. made a motion to approve the previous meeting and Bill H. seconded the motion to approve the minutes

### **Adjourn**

Meeting was adjourned at 6:30 P.M.