

## Brighton Planning Commission Minutes

December 2, 2024

Minutes of the December 2, 2024 meeting of the Brighton Planning Commission, held at 5:30 PM at the town hall in island pond, VT. In attendance were Annie Budrewicz, Jeanne Gervais, Mark Vaillancourt, William Hawkins, Mike Strait, Bruce Webster and Joel Cope.

1. The chair called the meeting to order at 5:30PM.
2. Annie stated her continuing concern about Air B&B's not being subject to our zoning regulations, and suggested that the PC should take this subject up again.
3. Mark registered his understanding that solar farms are not being taxed and should be compliant with our zoning bylaw. Joel stated that residential solar panels below a certain voltage are indeed subject to local zoning but that commercial plants over a certain voltage are not subject to our bylaws and are controlled by the state PUC Section 248, although towns do have an opportunity to state their concerns at section 248 public hearings. Joel will look into this further.
4. Mike Strait presented the draft of the required report from the PC on the petition to repeal zoning. A motion to approve this report and send it on to the Selectboard was approved.
5. Annie asked about the Patrick Roussel property at 78 Charleston Rd. Joel will talk with ZA Beth Rodondi about this property. Joel notified Roussel that he was in violation of the bylaws Section 319 about household debris.
6. Joel reminded the board that state statutes allow the town to collect enough revenue in zoning fees to pay for the costs of zoning implementation.
7. Annie stated that the property on Pleasant street that has been the subject of some complaints installed new culverts in violation of the driveway access rules, but it was not clear that is the case. Annie will check this out further and talk to the road foreman directly.
8. Jeannie will talk to the owner of the property on Pleasant St that is running a small detailing operation and ask them to remove their business sign in the pavilion or change the address on it to Springfield, or alternatively to apply for a permit for a Home Occupation.
9. Freight containers: Mark said that the towns assessor said he is not counting freight containers in the valuation. Joel said permits are required for those, and that they should be counted in the valuation if they are bigger than 10 sqft. Joel will talk to the assessor about this.
10. The board approved the minutes of November 18, 2024.
11. Meeting adjourned at 6:25 PM