

Brighton Planning Commission Minutes

January 6th, 2025

Attending: Anne B., Mark V., Billy H., Beth R., Noah B.

Attending Virtually: Joel C. and Mike S.

1. Call to Order

Anne called the meeting to order promptly at 5:31 P.M.

2. Update to Agenda

There were no updates or changes to the agenda.

3. Town Plan Update

Joel provided an update on the planning commission's progress with the town plan. He detailed the grant process and noted that efforts are moving forward as scheduled. The board acknowledged his work and expressed appreciation for the update.

4. Zoning Administrator Report

Beth presented her report on recent permits, highlighting key approvals and applications under review.

Mark V. raised concerns regarding the current bylaws' ambiguity about shipping containers. He suggested that the language in the bylaws should be clarified to avoid confusion. Joel agreed and confirmed that he would address these issues by adding specific provisions about shipping containers to the bylaws.

5. Other Business

- **Bylaw Completion Timeline:**

Mark inquired about the timeline for completing the new zoning bylaws. Joel explained that while progress is being made, he intends to first review a training video on zoning bylaws from the Vermont League of Cities and Towns (VLCT). Once this review is complete, the proposed changes will be finalized.

- **Airbnb Regulations:**

Anne brought up the topic of short-term rentals, specifically Airbnbs. She suggested they may need to be addressed in the zoning bylaws, potentially with the inclusion of a permit fee. A discussion ensued, with the board debating whether short-term rentals should be regulated through zoning bylaws or addressed as a town ordinance. The board concluded that this matter

might best be handled as an ordinance, with the planning commission recommending the Selectboard consider adopting such regulations.

6. Approval of Minutes

Jeanne made a motion to approve the minutes of the previous meeting held on December 16th. The motion was seconded by Mark and unanimously approved.

7. Adjournment

Jeanne moved to adjourn the meeting. Mark seconded the motion. The meeting was adjourned at 5:57 P.M.