

## **Planning Commission Meeting Minutes**

March 16, 2026

**Present:** Annie Budrewicz, Bill Hawkins, Mark Vaillancourt, James Ozone, Alison Low

**Attending Virtually:** Mike Strait, Bruce Webster

Annie Budrewicz called the meeting to order at 5:30pm.

**Update to the Agenda:** None

**Public Comment:** None

**Town Plan - Alison from NVDA:** Alison Low presented the Planning Commission with a wall-size future land use map that summarizes Brighton's future land use goals (e.g. direct orderly growth to established centers of traditional development, i.e. the village and surrounding neighborhoods) and identifying several land use categories.

There is opportunity to achieve Tier 1B exemption in specified areas in the Village, Neighborhood, Lake, and Mixed Use categories (excluding some areas that surround the lake). To qualify for Act 250 exemptions, Brighton would need to adopt subdivision regulations. There are tax credits, funding resources, and development/growth benefits associated with Tier 1B exemption. Alison also asked if the Planning Commission wanted to exclude certain parts of the Lake category from this exemption to retain the quiet, largely residential nature of the area. She will create a new category, "Neighborhood Lake" to reflect this. She also stressed that the future land use map does not supersede Brighton's zoning bylaws/zoning map.

Alison will make a digital version of the future land use map available for Commissioners to review.

**Zoning Administrator Update:** ZA Nick Kittredge followed up on the sign on Cedarwood Drive. The owner indicated that he will relocate the trailer-sign to the back of his property when mud dries sufficiently to allow moving it. Nick is also working on a permit for new construction on Route 105, saying the owner needs to state the nature of the business before a permit can be granted. It is an indoor hydroponic cannabis farm and it appears the owner has all applicable state permits.

**Short-Term Rentals – Discussion:** Annie Budrewicz spoke with Burke zoning administrator, Mike Harris, about their short-term rental process. Burke does not conduct inspections; property owners submit an application with a fee. He is willing to meet (in-person or via Zoom) with the

Planning Commission to discuss further, if wanted. Mike Strait questioned the benefit to the Town of requiring owners to submit applications for short-term rentals, as well as the feasibility of enforcing any requirements (e.g. the number of guests who are allowed to stay).

Alison Low suggested visiting [housingdata.org](https://housingdata.org) to look at short-term rental data. Brighton currently has about 35 (according to aggregated data from Airbnb and VRBO). Burke was concerned that people were buying “starter homes” and using them exclusively for short-term rentals. This does not appear to be the case in Brighton.

**Approve Minutes of Previous Meeting:** Jeanne Gervais moved to approve the minutes of the previous meeting. Seconded by Bill Hawkins. All in favor; motion carried.

**Other Business:** None

**Adjourn:** Jeanne Gervais moved to adjourn at 6:35pm. Seconded by Mark Vaillancourt,. All in favor; meeting adjourned.