

Planning Commission Meeting Minutes

May 4, 2026

Present: Annie Budrewicz, Bill Hawkins, Mark Vaillancourt, Jeanne Gervais, Mike Strait, Bruce Rumbal-Petre

Attending Virtually: Joel Cope, Bruce Webster, Alison Low

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

Update to the Agenda: None

Public Comment: None

Town Plan - Alison from NVDA: Alison focused on the Vision Statement component of the Town Plan, which emphasizes economic and recreational benefits for both residents and visitors. This includes walkability, connection to the lake, business opportunities, green space, recreational activities, redevelopment of blighted properties, and strengthened infrastructure. She suggests the Planning Commission integrate specific examples of how those items have been/will be addressed and clarify what it means to have a “vibrant” community. Data from the

Town survey indicates residents and non-residents value environmental stewardship, vibrant downtown, strong sense of community, access to recreation for all, and livability (i.e. housing, economic opportunity, and the infrastructure to tie it together). Mike Strait advised that the Town needs more in the Plan regarding economic development, which is necessary for obtaining grants. Alison will continue to integrate feedback into the draft Plan.

Zoning Administrator Update: Bruce Rumbal-Petre is currently catching up on emails and other duties associated with starting his role as Zoning Administrator.

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

Other Business: Jeanne Gervais received an email from a property owner who requested that the Selectboard send a letter to Vermont Representatives regarding Act 181 and land use regulations. It was noted that, in other Vermont towns, landowners are opting to close their properties to snowmobile use in response to Act 181. Board members indicated that the local economy relies heavily on this traffic. Mike Strait advised the Planning Commission to draft a letter stating factual concerns, as it was within their purview and not the Selectboard’s. The Planning

Commission agreed to meet on Wednesday, May 13 at 5:00PM at Town Hall to draft said letter. This meeting will be warned accordingly.

Mike Strait also discussed short-term rentals. As an example, Woodstock, VT, implemented regulations on these rentals and invested heavily in software to monitor/track. Only 17 properties registered, out of an estimated 300. Woodstock officials advised other towns that unless they had strong buy-in from property owners/residents and funds for tracking and enforcement, it was not a viable step. It was noted that towns like Stowe found it profitable because they have the funds and staffing to enforce regulations, as well as a large base of short-term rental properties.

Adjourn: Jeanne Gervais moved to adjourn at 6:55PM. Seconded by Mark Vaillancourt. All in favor; meeting adjourned.