

Planning Commission Meeting Minutes

August 3, 2026

Present: Annie Budrewicz, Bill Hawkins, Mark Vaillancourt, Jeanne Gervais, Mike Strait

Virtual: Joel Cope, Alison Low, Bruce Webster

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

Update to the Agenda: None

Public Comment: Mark Vaillancourt shared how much he enjoys being on the Planning Commission and working for the community. He indicates his dissatisfaction with the draft zoning bylaws for the town of Guildhall, Vermont (provided for reference by Alison Low), saying that they step over boundaries regarding property owners' rights. He says he is concerned that if Brighton adopted bylaws similar to these and/or was required to by state statute, it would erode residents' rights and the "individualism" of the town. Mark also referred to the matrix of statutory changes in Vermont since 2013 (provided by Alison), saying many present obstacles for property owners and would affect Brighton.

Alison provided clarification; the draft bylaws from Guildhall were provided as a resource. That town specifically wanted to develop subdivision regulations because of increased development; there were issues related to the division of parcels in which there was no road access. Guildhall wanted to simplify the zoning process. These are a resource only, not a mandate that Brighton must follow. She also provided the matrix of statutory changes as a resource and tool as the Planning Commission continues to work on the Town Plan.

Alison noted that subdivision regulations were especially relevant to Brighton, as it is a requirement for extended Act 250 exemption. This can inform the Future Land Use map, as well as help the Town achieve Tier 1B status under Act 181.

Town Plan - Alison from NVDA: Alison sent the Planning Commission the draft introduction to the Town Plan, as well as an outline for review and discussion. Included are challenges that Brighton faces, as well as noteworthy projects that demonstrate ongoing progress. These include the Town Hall and Depot renovations and construction of the fire station and town garage. Additional projects and details were discussed for inclusion. Alison has incorporated survey insights into the draft, particularly regarding overall goals and vision for the town (e.g. more housing opportunities, affordability, liveability, environmental (i.e.) lake stewardship, etc.).

Joel Cope asked if combining the two remaining public meetings required for the Town Plan (infrastructure projects and economy/housing) with a visioning session, such as Brighton has held in the past. Alison indicated this was a great idea.

Zoning Administrator Update: Bruce Rumball-Petre was not present. No update.

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

Other Business: None

Adjourn: Jeanne Gervais moved to adjourn at 6:55pm. Seconded by Bill Hawkins. All in favor; meeting adjourned.