

PLANNING COMMISSION MEETING MINUTES
September 21, 2026

In-Person: Annie Budrewicz, James Ozone, Mark Vaillancourt, Bill Hawkins, Bruce Rumbal-Petre

Virtual: Mike Strait, Joel Cope, Alison Low, Allie Webster, Bruce Webster

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

Updates to the Agenda: None

Public Comment: None

Town Plan - Allie Webster with Enhanced Energy Plan Update: Allie Webster, with NVDA, discussed the Town's Energy Plan, which is included in the overall Town Plan. It is important that Brighton update its Energy Plan as it can result in benefits, including "substantial deference" in Act 174 (Section 248) proceedings. This means that the Town would have greater input regarding proposed energy projects. The Energy Plan should align with the overall Town Plan and include clear, data-based standards. Allie discussed current data regarding energy use (and spending) as well as targets for areas such as home weatherization, electric vehicles, and cold climate heat pumps.

Town Plan - Alison Low Update: Alison Low discussed the future land use map, identifying an expanded village center. Because Brighton does not, at this time, have subdivision regulations, it cannot pursue Tier 1B exemption. Alison will provide examples of subdivision regulations from other towns so the Planning Commission can discuss at subsequent meetings. Mark Vaillancourt mentioned that the Town should solicit public feedback on the future land use map. There are two more public sessions required in writing the Town Plan. Alison agreed that this would be a good addition to these meetings.

Zoning Administrator Update: Bruce Rumbal-Petre told the Planning Commission that there were no new permits since the previous meeting. He is continuing to work with property owners who hadn't obtained permits to complete the proper procedure. Joel Cope inquired about the property on Derby Street that was discussed at previous meetings regarding a potentially hazardous or dilapidated structure. Bruce indicated that while the issue has not been resolved, there is, at this time, no monetary penalty. A violation is noted and on record.

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

Other Business: None

Adjourn: Mark Vaillancourt moved to adjourn at 7:10pm. Seconded by Bill Hawkins. All in favor; meeting adjourned..