Planning Commission Meeting Minutes

October 19, 2026

Present: Annie Budrewicz, James Ozone, Bill Hawkins, Mark Vaillancourt, Chris Wells, Alison Low, Frank Maloney

Virtual: Mike Strait, Joel Cope

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

Update to the Agenda: None

Public Comment: None

Town Plan - Alison and Frank from NVDA: Alison told the board that the original regional plan had been adopted by the NVDA; this allows all towns to retain their legacy Village Center designations. She brought two maps, one, a draft of existing conditions (i.e. Village Center designation, which was expanded a little to include "transition areas." The other shows proposed changes for the Town Plan, identifying Village Center and planned growth areas that would allow for partial Act 250 exemptions if the Town adopts subdivision regulations.

This doesn't obligate the Town to seek exemptions, but it does allow for the possibility *if* it is included in the Town Plan. Alison again advised against using boilerplate language for subdivision regulations, emphasizing the importance of specificity and aligning regulations with the Town's vision and goals.

Alison suggested working out some design scenarios with a landscape architect, identifying areas that allow for infill development and which have owners who may be interested in developing (e.g. creating multi-unit housing opportunities). It would flesh out what could be done in vacant and underutilized lots, as well as help guide potential subdivision regulations. Alison also mentioned that the population of the village is trending down while the outlying areas are trending slightly up, indicating "disinvestment" in the village center.

Alison went through the draft Town Plan with the Planning Commission, focusing on sections on Working Lands & Open Space, Island Pond (the village), Desired Development Patterns, Current & Prospective Land Uses, etc., and discussing proposed language with the Planning Commission. She will send a draft version of the Housing section of the Town Plan to send to the board for review and discussion at the next meeting.

Frank inquired whether the Town has historic maps. It will be helpful in guiding the Town Plan/future development, while retaining the historic identity of Island Pond/Brighton. Joel indicated the Town does have several maps that he can review.

Zoning Administrator Update: Bruce Rumbal-Petre emailed Annie Budrewicz, indicating that he had no updates for the Planning Commission at this time.

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

Other Business: None

Adjourn: Mark Vaillancourt moved to adjourn at 6:36pm. Seconded by Bill Hawkins . All in favor; meeting adjourned.