

Brandon Planning Commission Meeting Minutes
February 2, 2026

Board Members Present:

Jack Schneider, Natalie Steen, Lisa Peluso, Sara Stevens

Others present: None

1. Call to order

The meeting was called to order at 6:03 PM by Jack Schneider – Chair. The Chair pointed out there continues to be a vacant Alternate position and asked the Commissioners to identify possible candidates for submission to the Town Manager and review by the Select Board.

2. Agenda Approval

A motion was made by Natalie Steen and seconded by Lisa Peluso to approve the agenda. The motion passed unanimously.

3. Approve or Amend Minutes from December 2, 2025, meeting

A motion was made by Natalie Steen and seconded by Sara Stevens to approve the January 5th meeting minutes as presented. The motion passed unanimously.

4. Public Participation and Comment

There were no members of the public present.

5. Zoning Administrator's report

The Zoning Administrator was not able to attend.

7. Short-term rental Housing ordinance discussion

The Chair presented information regarding short term rentals (STR's) and the metrics around their prevalence in the state of Vermont and Brandon specifically. Most STR's are booked through AirBNB or VRBO which collect the 9% Meals & Room taxes, LOT and an STR 3% surcharge. STR owners pay state income tax on revenues.

The Commissioners unanimously believe Brandon's Select Board should enact an STR ordinance as a proactive measure even though the number of STR's in town currently is only between 14 and 20.

The Commissioners next reviewed a "model" STR ordinance prepared by VLCT and presented at its Fall 2025 conference. A number of edits were suggested and a draft Brandon STR ordinance will be prepared for discussion at the March regular monthly meeting. The Chair will reach out to Town Management to discuss the recommendation and review next steps.

9. Other Business

No other business was discussed.

10. Date of Next Meeting

The Planning Commission will hold its next meeting on March 2, 2026

11. Adjourn

A motion was made by Natalie Steen and seconded by Sara Stevens to adjourn the meeting at 7:54 PM.

Respectfully submitted,

Jack Schneider

Chair