

Brigadoon Civic League 3rd Quarter Meeting Minutes August 22, 2026 at Kelly's Tavern

Opening and Guest Presentation:

Kempsville Coalition Update and Farmhouse Rezoning Opposition

Samantha- President of Charlestown Area Civic League and Chair of the Kempsville Coalition- spoke about the Back Bay Brewing Farm House sale and community opposition to the project.

- The Woods family owns the property and has partnered with the developer Bonaventure with the plan to build apartments while keeping the farmhouse intact.
- Community organization ensued with roughly 6,500 signatures opposing the property becoming apartments - retail would be preferable to the community
- The City's planning commission recommended rezoning approval - the Woods family prefers apartments but will consider other alternatives if rezoning fails
- A proposed hawk's signal costs \$600,000-\$750,000- Bonaventure offered \$100,000 which City Councilmember Hutch found insufficient. The city agreed to a 30 day deferral to resolve the funding issues. Since then, Bonaventure has agreed to pay \$600,000 for the signal.
- The Coalition is focusing on enforceable conditions including higher trees/fences for Brandon homes, turning lanes, developer-paid safety measures, and a stormwater plan including an underwater reservoir.
- Conditions are due September 4 for a hearing on September 15.

Approval of Previous Meeting Minutes: Teresa Knecht reviewed the minutes in place of Secretary Nicholas Olenik. Minutes were approved.

Treasurer's Report - Jeremy Hulatt

- Membership is at 73% of the goal (91 homes)
- Community donations total \$1,940 exceeding the \$1,000 target (pending confirmation if this includes a \$750 donation from the Franklin Group)
- Savings account balance: \$9,318.54 (approx \$5,700 are grant funds)
- Certificate balance: \$4,217.43
- Total available funds: \$13,722.08

Secretary Transition and Election - Jessica Pape and Olivia Briscoe were both nominated to replace Nicholas Olenik as Interim Secretary. Olivia Briscoe was elected after a vote was held by ballot. The term is for half the year with a re-vote in 2027.

Meeting Schedule Change - due to weekend availability being difficult, starting in 2027, meetings will be held on the first Wednesday of the 1st month of every quarter. Next quarter's meeting will be an exception- scheduled for November 4, 2026 at 6:30 pm at Tallwood Highschool.

Creative Art Grant Update - the League has received the city's creative art grant for a second consecutive year. Funds will support two information kiosks, two Free Little Libraries, and an "Arts in the Park" series. Public voting for the art on the kiosks remained active until August 25 with the installation planned for September.

Patriotic Parade Update - the event was a success. Thanks to the Franklin Group for their sponsorship.

National Night Out- large successful event despite the rain- partnered with Charlestowne

Welcome Wagon Committee- chaired by Brittany Nastasi, the committee delivers welcome bags to new neighbors. Brittany spoke and encouraged people to help with donations for the bags. Welcome bag funding needs to be added to next year's budget. Recent volume has been about 8-15 deliveries a month.

Brigadoon Gives Back- the annual initiative provides home services to a neighbor in need. The proposed recipient this year is the family who had a house fire - assistance such as moving and landscaping was suggested.

Walking Club - a walking club is being proposed to encourage activity and social connection.

Community Cookout - the cookout is scheduled for October 10 at Brigadoon Pines Park

Fundraising Needs- membership is low with only 91 of the 1500 homes having paid dues, so ideas for raising money were discussed- a fundraiser to build your own wreath around the holidays was suggested.

Meeting adjourned.