Approved Minutes

Braintree Development Review Board Meeting

February 16, 2023, at 7:00 pm

The meeting was held both in-person, videoconferencing and via conference call to follow Vermont's Open Meeting Law. The meeting can be accessed via the below options:

Join the meeting: https://meetings.dialpad.com/braintreesbmotoole
Optional dial-in number: 802-210-4472 PIN: 16445
International access numbers available here: https://meetings.dialpad.com/international."

Present at the Town Office:

Steve Zind, DRB Alternate Member

Malcolm Fitzpatrick, DRB Member

Megan O'Toole, Selectboard Chair

Jennifer Phipps, DRB Member

Present on the phone:

Bob Moyer, DRB Chair

Mr. Moyer chaired the meeting and called it to order at 7:00 pm. A roll call was done to confirm what members and citizens were in attendance via teleconferencing. Ms. O'Toole offered to take minutes of the meeting.

Mr. Moyer recognized Tuthill Doane and all the years of service that he gave to the town and requested that the DRB hold a moment of silence in honor of Tut. A moment of silence was held.

- Proposed revisions to the Town Bylaws for recommendations to the Planning Commission:

Mr. Moyer introduced some draft revisions for the DRB's consideration. Mr. Zind has prepared a draft, which was distributed to the DRB prior to the meeting. Mr. Moyer suggested that Mr. Zind review the draft language. The DBR proceeded to review the draft together.

The language revisions related to traffic volumes were discussed. Mr. Fitzpatrick suggested that the language specify the example of higher volumes on paved roadways. There was also discussion of adding language allowing the DRB to give special consideration to higher volumes of traffic being generated in the evening and nighttime hours.

Mr. Fitzpatrick asked if it would be possible for the ZA to impose a condition on a permit that causes it to expire or be re-reviewed. Ms. O'Toole offered to ask the ZA if this was possible. Mr. Moyer stated his reluctance for permits to be reviewed periodically and stated his interpretation of the role of the DRB in the process and its limitations related to enforcement.

The language revisions related to preserving existing vegetation was discussed. The DRB agreed to recommend the draft language.

The language revisions related to landscaping were discussed. The DRB agreed to recommend the draft language.

Mr. Fitzpatrick asked that (14) be expanded to require compliance related to stormwater control with VT DEC requirements.

Mr. Fitzpatrick asked that (15) be revised to include consideration of "impact noise" to the types of noises not being allowed.

The language revisions related to traffic in (17) was discussed, and the DRB agreed to recommend to delete the provisions of (17) because it is redundant of earlier language and requirements in the bylaws.

The language revisions related to the parameters of the Home Enterprise were discussed. The DRB agreed to recommend the new language, with the inclusion of the traffic volume edit that was discussed earlier. The new language clarifies that proposed changes to scale and intensity of use requires re-application of a conditional use permit.

The language revisions to Rural District 1 were discussed, and the DRB agreed with the list of conditional uses that should be prohibited.

The language revisions to Home Occupations were discussed, and the DRB agreed that the only change that should be made to that section is to recommend the consideration of viability to neighboring properties in the review of the proposed activity.

The language related to signage restrictions was discussed, and the DRB agreed to recommend conditions related to sign lightning, moving signs, or other sign components.

Mr. Fitzpatrick noted that the dates of the effect of the changes should be considered by the Planning Commission when they take up the recommendations of the DRB.

Mr. Zind agreed to make the agreed upon revisions to the recommendations and circulate an updated draft to the DRB. If there are additional comments or concerns, the DRB will hold a follow up meeting.

On motion of Mr. Moyer, seconded by Mr. Zind, the Board unanimously adjourned the meeting at p.m.

Respectfully submitted,

Braintree Development Review Board