Braintree Planning Commission

Regular Meeting Minutes

November 21, 2024

7:00pm

Braintree Town Office, 932 Vermont Route 12A, Braintree, VT 05060

Virtually: Join Zoom Meeting

https://zoom.us/j/92791782101?pwd=cE85LytjcFdWcnhpMU40K3V0L0N3UT09

Meeting ID: 927 9178 2101 Passcode: 836662

The meeting was called to order at 7:01pm. In attendance were Nathan Cleveland, Paul Kendall, Malcolm FitzPatrick, Jennifer Phipps and Jackson Evans. Kyle Katz from Two Rivers Ottauquechee Regional Commission joined remotely.
There was no public comment.
The draft minutes from the October meeting were approved as written on a motion by Paul Kendall and a second from Malcolm FitzPatrick. Nathan Cleveland abstained from the vote.
Following this, Kyle Katz took the board through a review of the changes made to Chapters 4. These included the addition of the Neighborhood Residential area to the dimensional standards table. How best to define the 1000' buffer around South Braintree was also discussed. Next was a discussion of changes to Chapters 7, 8, 9 and 10. Changes to Chapter 8 included allowing for one-time subdivision of a one acre lot as long as all other requirements of the various districts are met. This section (8.2.2) will need further review by the board.
Under Chapter 10, the definition of "Accessory on Farm Business" was discussed. New laws allow for an expansion of this and changes to what town's can regulate. There was interest from the board in discussing this further and Kyle offered to send around information for review.
From here, Kyle moved in to a review of the Summary of Changes to the Bylaw document he created. This bulleted list reviewed the major changes made to the Bylaw, primarily in the Housing and Flood Hazard sections. Both Nathan and Paul remarked that the format and content was well done and helpful for understanding those major changes. Jackson suggested that Kyle add notes with the Chapter and section information for each bullet so that the public can review those specific sections of the bylaw if they are interested.
Lastly, the Planning Commission reviewed the plans for the Public Forum, to be held on January 16th at 7pm at the Braintree Town Hall. Kyle will be there to help answer questions. The format will involve a welcome and introduction, an explanation of the By Law Modernization Grant, a review of the major changes noted in the Summary document, followed by questions/comments from the Public. Light refreshments will be served. Kyle will bring copies of the bylaw and the summary sheet as well as large and smaller format color copies of the new maps. He will also have a projector and screen for presenting the materials. The forum will also serve as the PC's January meeting and will be warned as such. Nathan will reach out to Sandy Vondrasek Cooch about doing a piece in the Herald. The event will further be promoted by postings on Front Porch Forum, the town's Facebook page and website and physical postings in the various areas around Town. Copies of the Bylaw and the Summary Sheets will be

available at the Town Office leading up the event.
Having no other business to conduct, the meeting was adjourned at 8:45pm.
Respectfully Submitted,
Jackson Evans

NOTE: Next Regular Meeting is scheduled for December 19, 2024 at 7pm