Braintree Planning Commission
Regular Meeting & Public Hearing DRAFT Minutes
October 16, 2025
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 7:03pm. In attendance from the Planning Commission was Jackson Evans, Nathan Cleveland and Malcolm FitzPatrick. Paul Kendall was absent. Sandy Vondresek Cooch, Braintree Two Rivers Ottauquechee representative, joined via Zoom.

The agenda was approved unanimously and there was no public comment.

The minutes from 10/02/25 Special Meeting were approved unanimously on a motion from Malcolm FitzPatrick and a second from Jackson Evans.

Earlier in the day, Malcolm FitzPatrick had provided the Planning Commission, via email, with a proposed re-write of the section of the draft bylaw pertaining to Conditional Use and Site Plan approval. Malcolm explained that he had gone through the bylaw and found several sections that he was not happy with. In particular it was his feeling that the Conditional Use and Site Plan approval section are overly complicated and should be simplified. An overly complicated bylaw is hard for the Administrative Officer to administer and hard for the DRB to make decisions from. Developers may find loop holes that they can exploit and possibly take the town to court.

His biggest concern is that Conditional Use and Site Plan Approval are separate features in the draft bylaw. His rewrite attempts to combine them into one process. The goal of site plan approval should be to identify areas where problems with the plan may exist and allow for them to be corrected ahead of gaining conditional use.

Nathan Cleveland thanked Malcolm for his submission. As the Planning Commission had, at its October 2nd Special Meeting, voted to approve the draft bylaw and move it on to the Selectboard for final adoption, no additional changes from the Planning Commission could be made. However, Nathan offered to forward on to the Selectboard for their review as part of their Public Hearing, Malcolm's proposed rewrite along with his written comments

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leading up to the Planning Commission's September 18th Public Hearing.

Under Additional Business, Nathan noted that TRORC is offering a training session for how communities can meet their housing targets. This will be held on _____ . Sandy Vondresek Cooch noted that TRORC is also offering opportunities to provide public input on the newly revised regional plan. A copy of the regional plan is available on the TRORC website. The public meeting will be held on October 23rd at 5:30 at the former Rochester High School building.

With no additional business to conduct, the meeting was adjourned at 7:43.

Respectfully Submitted,
Jackson Evans

NOTE: Next Regular Meeting November 20, 2025 at 7:00 pm

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