

Planning Commission (Monday, January 12, 2026)
Generated by Planning Comm on Tuesday, January 13, 2026

Members present

J Howard Thompson, Chairman
Joseph L VanKirk, Vice-Chair
Patricia Robrecht
Joseph StClair
Gerald J Cousineau
Lynn Delahay
Conor Loughran

Meeting called to order at 6:32 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. AGENDA**

4. REVIEW AND APPROVAL OF MINUTES

Motion to approve the December 8, 2025 Meeting Minutes

Motion by Patricia Robrecht, second by Joseph StClair.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Patricia Robrecht, Joseph StClair, Gerald J Cousineau, Joseph L VanKirk, Lynn Delahay, Conor Loughran

5. DISCUSSION

Motion to Elect Howard Thompson as Chairman and Joe Vankirk as Vice-Chair

Motion by Patricia Robrecht, second by Conor Loughran.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Patricia Robrecht, Joseph StClair, Gerald J Cousineau, Joseph L VanKirk, Lynn Delahay, Conor Loughran

6. PUBLIC HEARING

1. In the matter of CONCEPT SITE PLAN # CSP24-0400 Bradleybrooke 150-unit Townhouse & 70-lot Single Family Dwelling Development, having accepted the staff report and having made a finding that objectives of Section 60.6 of the Comprehensive Zoning Ordinance have been met, I move that the concept site plan be APPROVED WITH THE FOLLOWING CONDITIONS:

- a. Any road improvement (s) required by the state and county must be concurrent with the issuance of the Certificate of Occupancy.
- b. A variance from the Board of Appeals to reduce street frontage requirement from 200 feet to 80 feet is required.
- c. Any building permit application for dwelling units shall be accompanied by a noise study conducted by a certified professional and all applicable and feasible architectural design and/or building material recommendations in the noise study be adopted in final site plan approval
- d. Final site plan shall implement all recommended roadway improvements by the Department of Public Works and Transportation. The applicant shall bear all the associated cost
- e. Any sale of real property in the 65-70 zone be subject to required sound disclosures

Motion by Gerald J Cousineau, second by Conor Loughran.

Final Resolution: Motion Fails

Yea: J Howard Thompson, Gerald J Cousineau, Conor Loughran

Nay: Patricia Robrecht, Joseph StClair, Joseph L VanKirk, Lynn Delahay

2. In the matter of PRELIMINARY MAJOR SUBDIVISION #MJSB25-0216 Bradleybrooke 223-lot Subdivision, having accepted the staff report and having made a finding that the criteria for approval of a Preliminary Plan Section 30.5.4 of the Subdivision Ordinance have been, and noting that the referenced project has met all requirements for preliminary plan approval, I move that the major subdivision be APPROVED:

Motion by Conor Loughran, second by Gerald J Cousineau.

Final Resolution: Motion Fails

Yea: J Howard Thompson, Gerald J Cousineau, Conor Loughran

Nay: Patricia Robrecht, Joseph StClair, Joseph L VanKirk, Lynn Delahay

7. ADJOURN

Move to adjourn the January 12, 2026, meeting at 10:52 p.m.

Motion by Gerald J Cousineau, second by Conor Loughran.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Patricia Robrecht, Joseph StClair, Gerald J Cousineau, Joseph L VanKirk, Lynn Delahay, Conor Loughran