

**Bradley Planning Board  
Regular Meeting  
February 15, 2017  
Minutes**

The regular meeting of the Bradley Planning Board was called to order at 6:32pm on Wednesday February 15, 2017 at the Bradley Municipal Building by Chairperson Linda Hardesty.

**Attendees**

Linda Hardesty, Chairperson  
Larry Wade  
Sherry Dill  
Allan Smallwood

**Staff**

Dean Bennett, Code Enforcement Officer

1. Meeting called to order to Chairperson Hardesty at 6:32pm
2. Pledge of Allegiance
3. Approval of Minutes  
Motion made and seconded to approve the Minutes of January 15, 2017 as presented. 4-0
4. Old Business
  - A. Land Use Ordinance
    1. Sign Provisions Discussion
    2. "De Novo" Appeals Discussion

Code Enforcement Officer (CEO) informed the Board that the Sign Provisions and "De Novo" Appeal language has taken more time than expected, principally due to storm and limited office time, and should be ready to begin discussion and review at the March 15<sup>th</sup> meeting. He asked that the item be tabled until that time.

## 5. New Business

### A. Permit Applications

1. Brian Wilcox Site Plan/Minor Subdivision Sketch Plan Application for 67 Main Street property.

CEO explained the nature of the application being unique in two ways. One, it is the first phase of two phases for the approval of a Subdivision. State law defines the creation of 3 or more residential units on one piece of land as a subdivision. Two, it is for approval to construct a 4-unit residential dwelling on an existing lot within the Mixed Land Use District, located at 67 Main Street, Map 14/Lot 5.

CEO explained that the first phase (Sketch Plan), of the two phases of subdivision review, requires the Planning Board to complete the following:

1. Classification of the Subdivision as either Minor or Major.
2. Classification of any proposed roadways as either Minor or Collector.
3. Setting a date of site inspection if warranted.

**Planning Board Action: Motion was made and seconded to “Classify the proposed Subdivision, as a Minor Subdivision, consistent with the Subdivision Ordinance criteria.” (Vote 4-0)**

**Planning Board Action: Motion was made and seconded to “Make the determination that there are no roads proposed within the Subdivision, therefore the classification of roads is not applicable to this application. (Vote 4-0)**

**Planning Board Action: Motion was made and seconded not to schedule a site visit as the site was very familiar to all members of the Planning Board. (Vote 4-0)**

Oscar Emerson, Down to Earth Professional Land Services, introduced himself as representing applicant Brian Wilcox. Mr. Emerson presented the material and information, as required by the Subdivision Ordinance “Sketch Plan for Minor Subdivisions”, to the board. Mr. Emerson explained various aspects of the proposed development of a 4-unit residential building and answered the Planning Boards questions.

**Planning Board Action: Motion was made and seconded to approve the Minor Subdivision Sketch Plan as presented by Mr. Emerson on behalf of Brian Wilcox for property located on Map 14, Lot 5 in Bradley, Maine.**

CEO further explained that both of these applications before the Planning Board, in accordance with the Land Use Ordinance and Subdivision Ordinance, necessitated the publication of a public hearing notice and the conducting of a public hearing on the applications prior to Planning Board consideration and approval of the final applications. In order to meet the required publication dates and notifications to abutters, it will be necessary to consider the items at the next meeting scheduled for March 15, 2017 @ 6:30pm in the Bradley Town Office.

6. Next Meeting

The next Planning Board meeting was scheduled for March 15, 2017 @ 6:30pm in the Town Council Chambers, Bradley Town Office.

7. Adjourn: Motion was made and seconded to adjourn at 7:24pm.

Minutes prepared and submitted by: Dean L. Bennett, Code Enforcement Officer

Planning Board Approval: \_\_\_\_\_  
Linda Hardesty, Chairperson Date \_\_\_\_\_