

**Bradley Planning Board  
Regular Meeting  
April 19, 2017  
Minutes**

The regular meeting of the Bradley Planning Board was called to order at 6:30pm on Wednesday March 15, 2017 at the Bradley Municipal Building by Chairperson Linda Hardesty.

**Attendees**

Linda Hardesty, Chairperson  
Larry Wade  
Sherry Dill  
Jeff LaBree

**Staff**

Dean Bennett, Code Enforcement Officer

1. Meeting called to order to Chairperson Hardesty at 6:33pm.
2. Pledge of Allegiance
3. Approval of Minutes  
Motion made and seconded to approve the Minutes (as amended) of March 15, 2017. (Two grammatical errors) Vote: 4-0
4. Old Business
  - A. Retail Marijuana Memo from Manager Doane

Code Enforcement Officer presented a memo to the Planning Board from Manager Doane. She expressed her concerns, based on acquired information at workshops on the legalization of marijuana, as to Bradley's preparedness to allow retail marijuana and social clubs.

Manager Doane is recommending that the Town of Bradley consider adopting an ordinance prohibiting retail marijuana establishments and social clubs in Bradley due to a number of factors listed in her memo.

After considering Manager Doane's memo and factors of consideration, the Planning Board took the following actions:

**Planning Board Action: Motion was made and seconded to recommend that the Town Council consider and adopt the draft ordinance provided by the Maine Municipal Association entitled "Ordinance Prohibiting Retail Marijuana Establishments and Retail Marijuana Social Clubs in the Municipality of Bradley". Vote: 4-0**

5. New Business – None

6. Land Use Ordinance Discussion

A. Sign Provisions Discussion

The Planning Board began reviewing proposed amendments to sign provisions prepared by the Code Enforcement Officer. These provisions were initiated in response to a recommendation from the Town Attorney. The intent is to develop/amend provisions within the Land Use Ordinance to regulate the size, number and location of signs within the various Land Use Districts. The intent is not to limit free speech, but to protect property values and ensure compatible development.

**Planning Board Action: There was no action taken at this time.**

B. "De Novo" Appeals Discussion

The Maine Municipal Association recommends that municipalities consider adopting additional language within the land use ordinance which clarifies when the Board of Appeals is to act in a De-Novo capacity or an Appellate capacity. The Planning Board is considering such additional language as drafted and presented by the Code Enforcement Officer.

**Planning Board Action: There was no action taken at this time.**

