

**Bradley Planning Board  
Regular Meeting  
March 15, 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  
Allan Smallwood  
Jeff LaBree

**Staff**

Dean Bennett, Code Enforcement Officer  
Mr. Lamotte, Down to Earth Landscaping

1. Meeting called to order to Chairperson Hardesty at 6:30pm
2. Pledge of Allegiance
3. Approval of Minutes  
Motion made and seconded to approve the Minutes of February 15, 2017 as presented. 4-0-1
4. Old Business
  - A. Subdivision Application

Public Hearing – Brian Wilcox, Final Minor Subdivision Review Application for a subdivision at 67 Main Street for the development of a 4-unit dwelling.

**Open Public Hearing**

Chairperson Hardesty opened the Public Hearing to receive comment on the proposed Subdivision Application at 6:40pm.

Councilor Duane Lugdon spoke in favor of the application indicating his appreciation of the investment and improvements to the downtown area.

Close Public Hearing

Hearing no further public comment, Chairperson Hardesty closed the Public Hearing at 6:46pm.

Code Enforcement Officer (CEO) referenced his previously provided Planning Board memo dated February 17, 2017 on his review of the application. CEO conducted a review of the Subdivision Performance Standards within the Town of Bradley Subdivision Ordinance and Maine Revised Statutes Title 30-A, §4404 (1-20).

The Code Enforcement Officer's opinion was that all applicable performance standards and criteria have been addressed within the application. His suggestion to the Board was that the application appeared consistent with all applicable provisions to support positive findings should the Board, upon their review of the standards and criteria, elect to do so.

**Planning Board Action: After review of the applicable Minor Subdivision standards and criteria, within local ordinance and state statutes, the Board took the following actions:**

**Motion was made to “approve the proposed the Brian Wilcox Minor Subdivision application at 67 Main Street” after reviewing the application and determining the application is compliant with the applicable criteria of the Maine Revised Statutes Title 30-A, §4404 (1-20), and the Town of Bradley Subdivision Ordinance. Motion Seconded. Vote: 5-0**

## 5. New Business

### A. Land Use/Site Plan Permit Application

Public Hearing – Brian Wilcox, Land Use/Site Plan Application for the construction of a 4-unit dwelling at 67 Main Street.

#### Open Public Hearing

Chairperson Hardesty opened the Public Hearing to receive comment on the proposed Subdivision Application at 6:46pm.

No Public Comment Received

#### Close Public Hearing

Hearing no further public comment, Chairperson Hardesty closed the Public Hearing at 6:48pm.

Code Enforcement Officer (CEO) referenced his previously provided Planning Board memo dated February 17, 2017 on his review of the application. CEO conducted a review of the Land Use Ordinance Performance Standards

The Code Enforcement Officer's opinion was that all applicable performance standards have been addressed within the application. His suggestion to the Board was that the application appeared consistent with all applicable provisions to support positive findings should the Board, upon their review of the standards and criteria, elect to do so.

**Planning Board Action: After review of the applicable Land Use Ordinance Performance Standards, the Board took the following actions:**

**Motion was made to “approve the proposed the Brian Wilcox Land Use Permit/Site Plan Application at 67 Main Street” after reviewed the submission requirements and Performance Standards of the Town of Bradley Land Use Ordinance, and finding the application consistent with its provisions. Motion Seconded. Vote: 5-0**

6. Land Use Ordinance Discussion

Code Enforcement Officer provided the Planning Board with his draft revisions to the Land Use Ordinance sign provisions and a suggested additional appeals language.

The sign provisions have been drafted to better address the Supreme Court ruling on signage and free speech. Although the Ordinance was not inconsistent with the “free speech ruling”, the town attorney suggested some updates for consideration, which the Code Enforcement Officer has drafted. The Planning Board to review the suggested revisions for discussion at the April Planning Board Meeting.

7. Next Meeting

The next Planning Board meeting was scheduled for April 19, 2017 @ 6:30pm in the Town Council Chambers, Bradley Town Office.

8. Adjourn: Motion was made and seconded to adjourn at 7:12pm.

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

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