

**Bradley Planning Board
Regular Meeting
June 21, 2017
Minutes**

The regular meeting of the Bradley Planning Board was called to order at 6:30pm on Wednesday June 21, 2017 at the Bradley Municipal Building by Chairperson Linda Hardesty.

Attendees

Linda Hardesty, Chairperson
Allan Smallwood
Sherry Dill
Jeff LaBree

Staff

Dean Bennett, Code Enforcement Officer

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 May 17, 2017.

Vote: 4-0

4. Old Business

A. Shoreland Zoning Update (Finalize)

Code Enforcement Officer presented to the Planning Board the Department of Environmental Protection updated and approved "Shoreland Zoning Ordinance of Bradley, Maine and accompanying Official Shoreland Zoning Map".

After conducting a final review of the Shoreland Zoning Ordinance and Official Shoreland Zoning Map, the Planning Board took the following action:

Planning Board Action: Motion was made and seconded to approve the final draft of the updated Shoreland Zoning Ordinance and Map and forward to the Town Council with recommendation to proceed with the adoption process. Vote: 4-0

5. New Business

A. Re-zoning Discussion (Village District/Mixed District/Residential District)

In recent months, the Code Enforcement Officer and Planning Board have been working on amending the sign provisions within the Land Use Ordinance to address outstanding problematic issues and ensure compliance with the Supreme Court ruling on free speech and the limitation of government to regulate signage. It was during this process that it became evident that in order to make the appropriate changes to the sign provisions, on a district basis, the configuration of the existing land use districts proved to be an obstacle. The primary issue being the inclusion of residential property and commercial property within the same district and the incompatibility created when applying sign provisions as well as any other regulatory provisions.

It was the consensus of the Planning Board (4-0) to move forward with the development of new district boundaries in order to address the potential of incompatible and inconsistent sign provisions which would likely result in unreasonable regulations.

6. Land Use Ordinance Discussion

A. Sign Provisions Discussion Continued

Due to the necessity of zoning district reconfiguration, the continued drafting of sign provisions will be suspended until such time district boundaries are known.

7. Next Meeting was set for July 19, 2017.

8. Adjourned at 7:45pm.

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

Planning Board Approval: _____
Linda Hardesty, Chairperson

Date