

**Bradley Planning Board
Regular Meeting
September 20, 2017
Minutes**

The regular meeting of the Bradley Planning Board was called to order at 6:30pm on Wednesday September 20, 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 6:30pm.
2. Pledge of Allegiance
3. Approval of Minutes

Motion made and seconded to approve the Minutes of June 21, 2017, with one minor typo correction. Vote: 4-0

4. Old Business

A. Public Hearing: Shoreland Zoning Update (Map and Ordinance)

1. Background:

Code Enforcement Officer explained that Title 30-A requires that the Planning Board, prior to action on Shoreland Zoning amendments, take the following steps:

- Meet notifications requirements of two postings with a minimum of 30 days notice of hearing.
- Written notifications to all property owners currently in, removed from, or proposed to be in the Resource Protection Zone.

- Property owners to be provided a Shoreland Zoning Map with proposed changes.
- Conduct Public Hearing.

The above steps were completed, consistent with the State Statutes.

2. Public Hearing:

The Planning Board then held the public hearing as noted below:

- Motion made and seconded to open Public Hearing. Vote 4-0.
 - Chairperson Hardesty opened the Public Hearing at 7:10pm.

There was no public comment received.

- Motion made and seconded to close Public Hearing. Vote 4-0
 - Chairperson Hardesty closed the Public Hearing at 7:11pm.

Planning Board Action: Motion made and seconded to approve the revised Shoreland Zoning Ordinance and Map Amendments, and forward to the Town Council with recommendations to proceed with adoption process. Vote 4-0.

B. Zoning Discussion

Resident Donna Ketchen addressed the Planning Board with concerns as to the limitation of uses currently provided to her property and asked that greater variety of uses be considered in the future. Code Enforcement Officer explained that the property itself presents challenges, regardless of zoning designation, due to the very limited available parking and geography of the lot, which borders on the highway right-of-way and the shoreland zoning district. The Planning Board was appreciative of her attendance and welcomed her suggestions.

Code Enforcement Officer presented the Planning Board a map depicting proposed district boundary changes for consideration. The objective is to better define the distinct areas of the community, and create and adopt regulations that best fit those identified districts, with the goal of minimizing the creation of non-conformity in the category of uses, setbacks, and lot sizes. It was noted this process will better enable the Planning Board to refine ordinance provisions such as sign regulations, to be more appropriate and consistent with the district purpose and intent. Discussion will continue at the October 18, 2017 meeting.

5. New Business - None

7. Next Meeting was set for October 18, 2017

8. Adjourned at 7:40pm.

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

Planning Board Approval: _____ 10.18.17
Linda Hardesty, Chairperson Date