

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

The regular meeting of the Bradley Planning Board was called to order at 7:00pm on Wednesday December 20, 2017 at the Bradley Municipal Building by Acting Chairperson Larry Wade.

**Attendees**

Larry Wade, Acting Chair  
Sherry Dill  
Jeff LaBree  
Alan Smallwood

**Staff**

Dean Bennett, Code Enforcement Officer

1. Meeting called to order to Acting Chairperson Wade at 7:15pm.
2. Pledge of Allegiance
3. Approval of Minutes

Motion made and seconded to approve the Minutes of September 20, 2017. Vote: 4-0

4. Old Business
  - A. Zoning Discussion Continued

The Board continued discussion on the identification of various uses within the proposed draft zoning districts. Members submitted the identified use lists to the Code Enforcement Officer for tabulating as a reference at a future meeting.

## 5. New Business

### A. Site Plan Application for the Establishment of a Consignment Shop at 268 Main Rd. (Amy Albert)

Code Enforcement Officer advised the Planning Board that apparently the applicant, Amy Albert, was not in attendance.

Code Enforcement Officer began presenting his memo on the application noting that the required submission materials had been provided. He further noted that many of the criteria with regard to setback, lot coverage, erosion control, natural resource preservation, historic preservation, etc. are not applicable as the use of the existing building is being proposed. The proposed parking space requirements are consistent with the ordinance provisions.

When reviewing the performance review criteria, the Planning Board had specific questions that could not be addressed as the applicant was not in attendance.

Concerns were primarily safety related:

- Public access to and from the site and in and out of building;
- Wall separation regarding the potential threat of fire, fumes, vapors etc;
- Obligations under the Federal American Disabilities Act; and
- Are there proposed plumbing, wiring, restrooms etc.

Code Enforcement Officer advised the Planning Board that although the Town of Bradley does not enforce State Building Code requirements

