

**Bradley Planning Board
Regular Meeting
January 17, 2018
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 Chairperson Linda Hardesty.

Attendees

Linda Hardesty, Chair
Larry Wade
Sherry Dill
Jeff LaBree
Alan Smallwood

Staff

Dean Bennett, Code Enforcement Officer

1. Meeting called to order by Chairperson Hardesty at 7:05pm.

2. Pledge of Allegiance

3. Approval of Minutes

Motion made and seconded to approve the Minutes of December 20, 2018, with one correction: Vote: 4-0

4. Old Business
 - A. Zoning Discussion Continued

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

Discussion continued from the previous meeting with the applicant in attendance (Amy and Chris Albert).

Code Enforcement Officer summarized the previous month's discussion, indicating there remained safety issues that needed to be addressed and/or clarified by the applicant, prior to any action on the application.

The Code Enforcement Officer notified the board that he had been in discussions with the applicant regarding the additional issues that needed to be addressed. He advised the applicant that primarily safety related issues such as ingress, egress, flammable storage, maneuvering of cars, ADA compliance and firewall protection.

Chris Albert explained that he had constructed two 5/8 sheet-rocked interior walls separating the garage area from the retail space. Fire extinguishers are present along with smoke detectors in the building. The entrance to the building is almost at ground level, but he would make the necessary alterations to comply with the requirements of the American Disabilities Act. Fans are present and can be used if necessary to remove fumes from the building as it was formerly suitable for car painting.

Chris further indicated that there would be no plumbing installed and would seek the required electrical inspection from the State Electrical Inspector.

The Planning Board, having no further questions took the following actions:

Planning Board Action: Motion was made and seconded to approve the application for the establishment of a consignment shop to be located within the building currently housing Blue Collar Yard Pros, with the following conditions below: Vote: 4-0

**1. Exit signs are to be properly installed and clearly marked.
* Suggested LED lights over doors***

**2. ADA compliance with all egress and ingress locations.
* Suggested Ramp**

6. Next Meeting was set for January 17, 2018 @ 7:00pm.

7. Adjourned at 8:00pm.

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

Planning Board Approval: _____
Linda Hardesty Date