

**Bradley Planning Board
Regular Meeting
March 21, 2018
Minutes**

The regular meeting of the Bradley Planning Board was called to order at 7:00pm on Wednesday March 21, 2018 at the Bradley Municipal Building by Chairperson Linda Hardesty.

Attendees

Linda Hardesty, Chair
Larry Wade
Sherry Dill
Jeff LaBree

Staff

Dean Bennett, Code Enforcement Officer

1. Meeting called to order by Chairperson Hardesty at 7:00pm.
2. Pledge of Allegiance
3. Approval of Minutes

Motion made and seconded to approve the Minutes of January 17, 2018 as prepared and presented: Vote: 4-0

4. Old Business
 - A. Land Use/Comp Plan Update – Tabled
5. New Business
 - A. Public Hearing - Minor Subdivision Review
Brian Wilcox
68 Main Road
4-Unit Multi-Family Dwelling

Chairperson Hardesty opened the Public Hearing at 7:04pm for public input on the pending application for a Minor Subdivision at 68 Main Street.

A letter of support for the application was entered into the official record. Paula and Fred Gifford, along with Susan D'Angelo of the Ten Road spoke to their concerns that the traditional character of downtown Bradley was changing. They indicated that the lack of commercial development, combined with the new construction of apartment houses, is having a detrimental impact on the character of the downtown. They inquired as to whether façade or design standards could be included in future land use regulations in efforts to preserve the town character.

Manager Doane stated that she understood their concern however there is very limited space or area for commercial development in the downtown. Residential dwellings make up the greatest percentage of development currently existing.

Code Officer Bennett stated that many communities struggle with maintaining their character and ultimately it comes down to political tolerance. When a community adopts more restrictive design standards, those standards affect the entire district. Finding the acceptable balance of character preservation and regulation is a challenge. The risk of greater regulations, for example, length of grass etc., comes with the risk of backlash from the citizens resulting in the repeal of beneficial land use regulations.

Board member Sherry Dill spoke to the benefits of one bed apartment housing, such as that being proposed, as it typically is development without children. Children, in the absence of adequate tax base, are expensive to educate. In terms of adding costs to the taxpayer, this development has the tendency not to do so.

The majority of those participating in the discussion felt it is unfortunate that Bradley has limited opportunity for commercial development.

Chairperson Hardesty stated appreciation for the citizens input and noted it becomes quite frustrating to make decisions in the absence of a participatory public. Frequently, public hearing of this nature, are done so without any public input. The attending public was encouraged to volunteer for vacant planning board positions.

Chairperson Hardesty closed the Public Hearing at 7:46pm.

Planning Board Action: After reviewing the Subdivision criteria contained within the local Subdivision Ordinance for Minor Subdivisions and subsequently making positive findings with the criteria, a motion was made and seconded to accept the Code Enforcement Officers recommendation and approve the Minor Subdivision for 68 Main Street as submitted by Brian Wilcox. Vote: 4-0

B. Public Hearing - Site Plan Review
Brian Wilcox
68 Main Road
4-Unit Multi-Family Dwelling

Chairperson Hardesty opened the Public Hearing at 7:56 pm for public input on the pending application for the construction of a 4-unit apartment house at 68 Main Street.

In the absence of public comment, Chairperson Hardesty closed the Public Hearing at 7:59pm.

Code Officer Bennett reviewed his memo to the Planning Board describing the difference of Subdivision criteria vs. Site Plan criteria.

Planning Board Action: After reviewing the criteria contained within the local Zoning Ordinance for Site Plan Review, the Planning Board determined the application to have met said criteria and subsequently made a motion that was seconded to accept the Code Enforcement Officers recommendation and approve the Site Plan for 68 Main Street as submitted by Brian Wilcox. Vote: 4-0

6. Next Meeting was set for April 18, 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