

Bradford Planning Board Meeting Minutes

November 13, 2024

Members Present: Joyce Dyer, Ron Jack, Andrew Miller, Rich Fredericks, Candace Jones, Sue Arrants

Members Absent:

Also Present: Adam Caldwell-CEO, Errol Strout, JR Strout, Wayne Arrants

Meeting Called to Order: 6:13 PM

Review of Minutes: Candace Jones motioned to accept the minutes as read. Rich Fredericks seconded. No discussion. Approved 5-0.

CEO Report:

- No Report.

Old Business:

- Reviewed and Approved the Performance Review Findings.
 - o Andrew Miller motioned to approve the Findings. Rich Fredericks seconded. Motion passes 5-0.
- Errol and JR Strout presented the Planning Board with scale drawings of the current layout of the non-conforming structure, as well as a proposed layout that would bring the structure into compliance.
 - o The Board discussed the scale drawing that shows a compliant layout is possible on the lot. It was also reinforced that the Board's responsibility is to uphold Land Use Ordinance the fullest extent possible, and that in this case there are no clear obstacles that would prevent the landowners from bringing the lot into compliance or justify an exemption.
 - o Rich Fredericks motioned to require the mobile home to be moved to reflect the proposed drawing in order to meet the 25-foot setback to the extent practicable. Candace Jones seconded the motion. Motion passes 5-0.
 - o Joyce informed Errol and JR that they could appeal the Planning Board's decision to the Board of Appeals. She suggested they submit their request for an appeal, with copies of the application material provided the Planning Board, to Town Manager Chris Reardon within 30 days of today's decision. Joyce will email a synopsis of the case background and Planning Board findings to the Town Manager and cc EJRManagement@gmail.com.
- The Board continued the discussion about the research needed towards Land Use Ordinance changes. Joyce will reach out to MMA for input about the distinction between multi-family or multi-unit dwellings for rent or for sale, for example to difference between condominiums and units for rent, as well as other previously discussed inquiries.

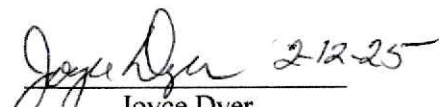
New Business:

- N/A

Pending further discussion, the Planning Board will hold a workshop on December 4, 2024 and a meeting December 11, 2024.

Adjournment:

Ron Jack motioned to adjourn the meeting. Rich Fredericks seconded. No discussion. Approved 5-0 at 7:34 PM.


Joyce Dyer


Ron Jack

Andrew Miller


Rich Fredericks


Candace Jones