

## **Bridport Planning Commission Meeting Minutes**

**Date:** October 10, 2023

**Location:** Bridport Town Office

### **Attendance:**

**Members:** Renée Brodeur, Adam Broughton (Chair), Steve DeCarlo, Sharron Macklin, Andrew Manning, and Edward Payne

**General Public:** Chris Carl, Hunter Carl, Joan Huestis, and Andre Vorsteveld

**Call to Order:** Chair Adam Broughton called the meeting to order at 6:32 p.m.

### **Secretary's Report:**

Adam gave a verbal report of the **September 12, 2023 meeting** as follows:

- Attendance:
  - **BPC members:** Pierre Bordeleau, Adam Broughton (Chair), Sharron Macklin, Andrew Manning, Edward Payne, Drexel Wheeler, and Renée Brodeur (phone)
  - **Zoning Administrative Officer:** Mike Wojciechowski
  - **General Public:** Jason Barnard, Jesse Hotte, Josh Hotte, Billy McKay, Jolene McKay, Irene Poole
- The hearing for Subdivision Application #23-37 for a 2-lot minor subdivision of parcel ID# 08-040.4 owned by Lucien Hotte was presented and discussed. The property is located at 2280 Hemenway Rd., Bridport, VT, 05734.
  - Adam made a motion to accept the minor subdivision application as presented. Drexel seconded the motion. All BPC members unanimously approved the Subdivision Application #23-37.

Sharron made a motion to accept the verbal minutes of the September 12, 2023 meeting. Adam seconded the motion. The BPC unanimously approved the verbal minutes of the September 12, 2023 meeting.

### **Subdivision Application Hearings:**

- Subdivision Application #23-43 for a 2-lot minor subdivision of parcel ID# 6-31.A owned by Mr. & Mrs. Huestis was presented and discussed. The property is located at 3566 Basin Harbor Rd., Bridport, VT, 05734.
  - Joan Huestis noted that she did not receive written notification of the hearing though her neighbors did receive notifications via certified mail.
  - Adam made a motion to accept the minor subdivision application as presented. Sharron seconded the motion. The BPC members unanimously approved the Subdivision Application #23-43.

### **Preliminary Subdivision Discussions:**

- Chris and Carl Hunter attended tonight's meeting to discuss a potential minor subdivision of their grandfather's property and the steps needed for the application process. The subdivision was described as a 2-acre lot on Lover's Lane, near Rt. 125. It was noted that this property is within the R2 zone and 2-acre lot sizes are allowed. A detailed drawing of the subdivision will be required for the application. If the subdivision is approved, an official surveyor's drawing on mylar will be required.

### **New Business:**

- The BPC discussed the upcoming 2025 Town Plan and Regulations. The Bridport Town Plan documents the goals and aspirations for the Town and is created by the BPC, approved by the Select Board, and then the Regulations are updated by the BPC in accordance with the Town Plan. Final town approval is done by vote at a public hearing.
- Any modifications to the Regulations must be made through *interim by-laws* or *amendments*. Adam will investigate the procedure for both options.
- The BPC discussed our current zoning districts and PDUs. The discussion was tabled for discussion with the Zoning Administrative Officer.

### **Old Business:**

- The BPC continued to discuss Regulation definitions (short-term vs. semi-permanent campers, tiny houses, AirBNB, etc.) and the need to update the Regulations' language for clarity, consistency, and transparency.
- **Regulation Review Subcommittee:** Sharron and Mike will meet and generate a list of urgent issues which may require a Regulations amendment or interim by-law. They will inform the committee on specific topics before future BPC meetings for inclusion on the agenda. The goal is to produce a list of potential *urgent* modifications (if any) to the Town Regulations by the 2024 Town Meeting day.

**Adjourn:** Meeting adjourned at 8:32 p.m.

Respectfully submitted:  
Renée Brodeur, Secretary