

Bridport Planning Commission Meeting Minutes

Date: November 14, 2023

Location: Bridport Town Office

Attendance:

Members: Renée Brodeur, Adam Broughton (Chair), Steve DeCarlo (phone), Sharron Macklin, Andrew Manning, Edward Payne, Drexel Wheeler

Zoning Administrative Officer: Mike Wojciechowski

General Public: John Cannon

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

Secretary's Report: The minutes of the October 10, 2023 meeting were reviewed. Joan's last name will be added. Adam motioned to accept the minutes with the name change. Sharron seconded the motion. The BPC unanimously approved the minutes of the October 10, 2023 meeting.

Preliminary Subdivision Discussions: John Cannon's subdivision application was accepted and has been warned. It will be on the agenda for the December 12 BPC meeting. John discussed potentially changing the depth of the lot that he had planned for his subdivision. If a change is made to the plans submitted with the application, the BPC advised John to update his drawings (3 required) prior to the December meeting and make them available in Town Hall for the public to review.

New Business:

- New acquisition by Dept of Fish and Wildlife – The Dept of Fish and Wildlife recently acquired a parcel of land owned by Bettylou Gordon. Drexel reported that the Bridport Select Board was informed at their meeting on November 13.
- 2025 update of the Bridport Town Plan and regulations' documents – The BPC will begin to review and edit the Town documents in 2024 at their regular meetings. Renee will acquire the current documents and convert them to MS Word, if needed, for editing and tracking changes. Mike located the Zoning Regulations PDF document and converted it to MS Word.
- Semi-trailers parked on properties in Residential Zones – Mike informed the committee that the current regulations do not permit semi-trailers to be permanently located on properties in Residential Zones. Mike will be mailing notifications to property owners who are in violation of the Town Regulations.
- HOME Act – Drexel reviewed the new law which gives the Select Board the authority to adopt, amend, or repeal any regulation changes proposed by the BPC. A town vote is not necessary.

Old Business:

- Status of Subdivision applications
 - Adam will mail approval letters for the Hotte and Huestis subdivisions.
 - The mylar has been submitted for the Huestis subdivision. Mike will issue a permit.
 - A mylar has not been submitted for the Hotte subdivision.
- Zoning/Subdivision Regulations:
 - Interim camper regulation update – Drexel presented to the BPC a proposed change to the current regulation. BPC members will review prior to a discussion at the December 12 meeting.
 - The current zoning maps are correct though it is difficult to differentiate the zones because the colors and shading for R-2 and SPR-2 are too similar.
 - Right-of-ways – there is a process to convert a right-of-way to a town-maintained road however it is very costly to the homeowners. The proposed road must meet state regulations and obtain state approval. If a right-of-way becomes a town road then the cost to maintain the road is paid for by taxes collected by the town from all residents. The BPC encourages driveways instead of right-of-ways.

Adjourn: The BPC Meeting adjourned at 7:55 p.m.

Respectfully submitted:
Renée Brodeur, Secretary