

Bridport Planning Commission Meeting Minutes

Date: January 9, 2024

Location: Bridport Town Office

Attendance:

Members: Renée Brodeur, Adam Broughton (Chair), Sharron Macklin, Andrew Manning, Ed Payne, Drexel Wheeler

General Public: Chris Carl, Hunter Carl, Andre Vorsteveld

Call to Order: Chair Adam Broughton called the meeting to order at 6:30 p.m.

Subdivision Hearings:

1. Application (#23-54) by Hunter and Ellyana Carl for a 1-lot +/- 3 acres subdivision of parcel ID# 07-049 owned by Leo J. Connor and Cheryl Connor. The property is located at 2710 VT RTE 22A, Bridport.

Hunter presented the 1-lot subdivision plan. Adam motioned to accept the subdivision as presented. Drexel seconded the motion. The BPC unanimously approved Subdivision Application #23-54. Adam signed the survey mylar. Two additional paper copies of the survey plan will be needed in Town Hall. Adam will send the approval Memorandum to Hunter's Weybridge address.

2. Application (#23-55) by Jeffrey and Alethea Bahnck for a boundary line adjustment of 0.75 acres ID# 06-015 owned by Jeffrey and Alethea Bahnck. The property is located at 237 Holstein Dr., Bridport.

The boundary line adjustment application is a minor adjustment to keep a small pond within the farm property. It was discussed at the Dec. 25, 2023 hearing for application #23-45 by Mr. & Mrs. Bahnck. Drexel motioned to accept the boundary line adjustment. Ed seconded the motion. The BPC unanimously approved the boundary line adjustment as detailed on Application #23-55.

3. Application (#23-49) by Andre and Lydia Vorsteveld for subdivision of parcel ID# 07-043 owned by Andre and Lydia Vorsteveld. The property is located at 1616 Middle Road, Bridport.

Andre withdrew the application. The BPC advised Andre to provide a more accurate drawing such as a surveyor's drawing if the Vorsteveld's submit another subdivision application in the future.

Executive Session: Ed motioned for an Executive Session to discuss the hearing for subdivision Application #23-46. All BPC members present unanimously agreed to hold an Executive Session. The session started at 7:20pm and ended at 7:40pm.

Secretary's Report:

1. The minutes of the Dec 12, 2023 meeting were reviewed and discussed. The following correction is needed to clarify the discussion of Subdivision Application #23-46: "the following covenant was discussed." Drexel motioned to accept the minutes with the correction. Sharron seconded the motion. Ed abstained. Five of the six BPC members present approved the corrected minutes of the Dec 12, 2023 meeting.
2. Town Hall procedures were distributed to the BPC. "Closing" after our meetings was discussed.

New Business:

1. Various ZA forms were discussed:
 - Boundary Line form – a state form used by the ZA
 - Certificate of Occupancy/Certificate of Compliance – the Certificate of Compliance is obsolete as of last year and was replaced by the Certificate of Occupancy.
2. Town Plan – Renee has contacted Katie Raycroft-Meyer, a Community Planner at ACRPC, to request help with our 2025 update of the Town Plan. Katie is available to meet with us on the evening of Jan 23. Renee will coordinate with our Town Clerk to book space at the Town Hall.

Old Business:

1. Zoning/Subdivision Regulations: The regulations subcommittee will meet on Jan 18.

Adjourn: The BPC Meeting adjourned at 8:10 p.m.

Respectfully submitted:
Renée Brodeur, Secretary