

Bridport Planning Commission Meeting Minutes

Date: August 8, 2023

Location: Bridport Town Office

Attendance:

Members: Pierre Bordeleau, Renée Brodeur, Adam Broughton (Chair), Steve DeCarlo, Andrew Manning, and Drexel Wheeler

Zoning Administrative Officer: Mike Wojciechowski

General Public: Monty Provencher

Call to Order: Chair Adam Broughton called the meeting to order at 6:33 p.m.

Secretary's Report: BPC members unanimously approved the minutes of both the July 11, 2023 and July 14, 2023 meetings.

New Business:

- Non-compliant camper use (recreational vehicle) discussion: BPC members and the ZAO (Mike) discussed the Bridport Zoning Regulations, Section 523 – if a camper is in use as living quarters for more than 6 months in any calendar year, it must be considered a permanent dwelling. According to Mike, there are ~10 campers that are not in compliance. He will investigate and follow-up if necessary.
- Wastewater/Septic discussion: Wastewater violations must be reported to the State and the case number issued it will be recorded. The ZAO will inform the property owner of the violation via a formal registered letter. The discussion was tabled as it is the responsibility of the Bridport Select Board to determine the actions required of the Town and how violations will be enforced. Drexel and Pierre will bring this discussion to the SB.

Old Business:

- **Regulation Review:** Drexel suggested that the Bridport Zoning Regulations, Section 523 (Campers and Trailers) and Section 530 (Mobile Homes), be updated to clarify that septic and wastewater systems for these dwellings on Bridport properties must abide by all Vermont State regulations stipulated in the *State of Vermont Agency of Natural Resources, Dept of Environmental Conservation, Drinking Water and Groundwater Protection Division, Environmental Protection Rules, Wastewater System and Potable Water Supply Rules, Effective April 12, 2019.*

Preliminary Subdivision Discussions:

- Monty Provencher came to tonight's meeting to discuss a potential subdivision of his property on Carr Lane and the steps needed for the application process. It was determined that the subdivision must be a Major Subdivision because there is no road frontage for the yet-to-be-determined lots (interior lots). Mike provided Monty with copies of pertinent zoning regulations and a map of the property. A topographical map provided by a certified surveyor will be required for the final meeting before the BPC.

Adjourn: Meeting adjourned at 7:40 p.m.

Respectfully submitted:
Renée Brodeur, Secretary