

Bridport Planning Commission Meeting Minutes

Date: December 12, 2023

Location: Bridport Town Office

Attendance:

Members: Renée Brodeur, Adam Broughton (Chair), Steve DeCarlo, Sharron Macklin, Drexel Wheeler

General Public: Alethea Bahnck, Jeff Bahnck, John Cannon, Chris Carl, Hunter Carl, Catherine Manegold, Hope Martin

Call to Order: Chair Adam Broughton called the meeting to order at 6:39 p.m.

Secretary's Report: The minutes of the November 14, 2023 meeting were reviewed. Adam motioned to accept the minutes. Sharron seconded the motion. The BPC unanimously approved the minutes of the November 14, 2023 meeting.

Subdivision Hearings:

1. Application #23-45 by Mr. Jeff & Mrs. Alethea Bahnck for a 2-lot subdivision of parcel ID# 06-015 owned by Mr. Jeff & Mrs. Alethea Bahnck. The property is located at 237 Holstein Dr., Bridport, VT, 05734.

Jeff and Alethea presented their 2-lot minor subdivision plan and lot line adjustment. There was no public comment. The plan meets all minor subdivision requirements for residential zone R2. Adam motioned to accept the subdivision plan as presented. Steve seconded the motion. The BPC unanimously approved the minor subdivision on Application #23-45 by Mr. Jeff & Mrs. Alethea Bahnck.

2. Application #23-46 by John Cannon for a 2-lot subdivision of parcel ID# 04-026 owned by Mr. John Cannon. The property is located at 1526 Forrest Rd., Bridport, VT, 05734.

John presented his 2-lot minor subdivision plan with updated drawing to reflect a new depth of 190 feet on the southern property line which will allow for a structure to be built while also meeting R2 residential zoning setback requirements. Concerns were heard from neighbors. John suggested a covenant would protect the natural habitat surrounding the cliff on the northern end of the property. The following covenant was discussed by all hearing attendees:

No building, development, cutting of trees, nor disruption of natural habitats of any kind is permitted within 50 feet of either side of the cliff located on the north end of the property and within the property.

Renee motioned to accept the subdivision as presented with the new drawings and the above covenant. Drexel seconded the motion. The BPC unanimously

approved the application #23-46 by John Cannon for a minor 2-lot subdivision with the added covenant and updated drawings to reflect the 190 feet depth along the southern property line. Adam will mail the official subdivision approval letter including the covenant to Mr. John Cannon.

Preliminary Subdivision Discussions:

1. Chris and Hunter Carl discussed their grandfather's subdivision application. The application was in order and ready for submittal. It was left on the Town Clerk's desk. The application will be warned in The Addison and abutting neighbors will be notified.

New Business:

1. Renee will pick up any BPC mail received at the Bridport Town Hall. She will notify the Town Clerk.
2. Full names should be used in the legal notices placed in The Addison. Adam will email Mike.
3. 2025 Town Plan – Drexel presented a draft copy of the Shoreham Town Plan and explained that Shoreham received help with their town plan update through a grant. The BPC agreed that we should pursue something similar. Drexel will reach out to Shoreham for their contacts. Renee will research other avenues. The Town Plan update is planned for 2025 and a town vote, either at Town Meeting Day or by a special vote, will be necessary before regulations are presented to the town. Some hearings may occur for changes to the regulations.

Old Business:

1. Status of Subdivision applications – no update
2. Zoning/Subdivision Regulations:
 1. Interim camper regulation update – The proposal was drafted by the Select Board for the BPC to discuss for inclusion in the town regulations after the Town Plan is updated in 2025. Renee will add the draft camper regulation to the list of other items to be considered for 2025. In the meantime, if an emergency arises, the Select Board can address it at that time.

Adjourn: The BPC Meeting adjourned at 8:18 p.m.

Respectfully submitted:
Renée Brodeur, Secretary