

# Bridport Planning Commission

## Meeting Minutes

**Date:** July 11, 2023

**Location:** Bridport Town Office

**Member Attendance:** Pierre Bordeleau, Renée Brodeur, Adam Broughton (Chair), Steve DeCarlo, Sharron Macklin, and Drexel Wheeler

**General Public:** John Cannon

**Call to Order:** Chair Adam Broughton called the meeting to order at 6:35 p.m.

**Secretary's Report:** BPC members approved the June 2023 meeting minutes. Adam made a motion to approve and Steve seconded the motion. The member vote was unanimous to approve the minutes.

### New Business:

- **Preliminary Subdivision Discussion:** John Cannon of 1526 Forrest Rd (Parcel ID: 07-049.2) presented a *draft* plan of a minor subdivision of his property to the BPC for a preliminary review to identify potential issues before submitting a formal Subdivision application. The BPC noted that a variance will be needed for the placement of a building (house). No other major issues with the draft subdivision plan were identified as a concern at this time.
- **Zoning Administrator:** Steve reported that he gave his resignation as the Bridport Zoning Administrator to the Bridport Select Board Chair (Tim Howlett). Steve will remain on the BPC.
- **VLCT Training Webinar and ACT047 (S.100) Act:** Sharron attended the webinar and reported on their planning and zoning updates. The new law, effective July 1, 2023, may require changes to our Regulations. Sharron and Steve will head a subcommittee to review the new law and our Regulations, and will inform the BPC of areas of impact to our Regulations. In addition, Drexel proposed that the BPC submit to the Zoning Board of Adjustment a request for input from their review of the regulations for changes that they would endorse. Pierre seconded the motion. All BPC members present approved the motion. Steve will write the letter prior to their next meeting on July 26, 2023. Any changes to our Regulations should be completed by December for Select Board review and approval prior to Town Meeting Day. In addition to the ACT047 law, VLCT strongly suggested updating town regulations on a yearly basis. Sharron noted that there are grants available from VLCT for help in updating regulations.
- **Regulations Updates:** Time will be allocated in each regular BPC meeting to discuss and make changes to the Bridport Zoning and Subdivision Regulations.
- **Vermont Department of Fish and Wildlife:** Adam reported that the Vermont Department of Fish and Wildlife is applying for funding from the Vermont Housing and Conservation Board for an acquisition of approximately 110 acres in Bridport and Cornwall VT between West Street and the existing Lemon Fair WMA. He noted that most of the acreage is in Cornwall.

### Old Business:

- **VCRD CV Update:** The BSB wrote a formal letter of interest to VCRD. Renée mailed it on July 10, 2023. The VCRD Board of Directors plans to meet in the fall to decide on which 3-4 towns will be included in their next round of Community Visits.
- **Regulation Review:** The BPC should review subdivision property line lengths and total acreage for consideration when updating the Regulations. Also, review the Regulations for waiver verbiage.

**Adjourn:** Meeting adjourned at 8:40 p.m.

Respectfully submitted:  
Renée Brodeur, Secretary