

## **Bradford Planning Board Meeting Minutes**

November 08, 2023

**Members Present:** Tom Allen, Joyce Dyer, Ronald Jack, Randy Margraf, Brian Parker.  
**Alternates:** Andrew Miller and Tim Bubar

**Also Attending:** Adam Caldwell, CEO; Ammon Swartzentruber and John Miller

**Meeting Called to Order:** 6:15

**Review of Minutes:** Ron Jack motioned to accept the minutes as written; seconded by Randy Margraf. There was no discussion; motion passed 5-0.

### **Application Review For Completeness:**

#### *Swartzentruber/Miller Application – Main Rd:*

The application was for the operation of a vegetable stand, approximately 6-9 months a year, and a harness/leather shop on their property on the Main Rd. The applicants' list of abutters was incomplete, however, the Planning Board agreed to consult with the town office to develop the list of abutters for the applicants to use in preparation for a public hearing. Joyce was to mail the list and instructions to the applicants for abutter notifications.

Joyce motioned the application be accepted as complete with the condition the applicant provide abutter notification as required by the Land Use Ordinance and confirm the measurements of the two parking areas. Ron Jack seconded the motion. Motion carried 5-0.

The Public Hearing was scheduled for 6:30, December 13, 2023.

#### *Swartzentruber Application – East Rd:*

The application was reviewed by the Planning Board; however, Mr. Swartzentruber did not attend so the Board's questions regarding the proposed business, parking and traffic questions could not be answered. Additionally, the Board noted that the plan didn't include the structures across the street or next door that are within 300 ft of the proposed business. Additionally, the signs posted at the operating storefront indicate "meat cutting," yet there is no mention included in the description of the business. The application also included an incomplete list of abutters and their addresses.

Randy motioned the application be considered incomplete and the applicator revise the plan submitted to include missing information. The Board would like to discuss the possibility of modifying the traffic flow/parking on the property to improve vehicular safety on the East Rd. Brian seconded the motion. During the discussion, Joyce agreed to prepare a letter for the Board's review informing Mr. Swartzentruber of the items still needed on his plan and the Board's concerns. The motion passed, 5-0.

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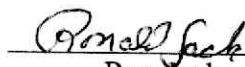
**Board Discussion:**

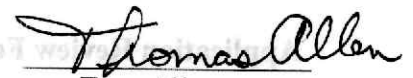
Joyce asked Board members to send her any questions for MMA Legal Counsel regarding the information she forwarded on LD 2003 requirements.


The next meeting will be December 13, 2023.

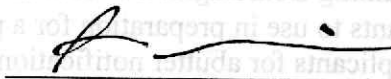
The meeting adjourned at 7:28 pm.

  
Joyce Dyer

  
Ron Jack

  
Tom Allen

  
Randy Margraf

  
Brian Parker

  
Andrew Miller