

## Bradford Planning Board Meeting Minutes

October 11, 2023

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

**Members Absent:** Tim Bubar (anticipated absence)

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

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

### **Board Discussion:**

Joyce asked members which MMA training courses they would like to attend for Planning Board duties. She offered to send a consolidated list to the Town Manager since we couldn't register individually for MMA training using the Town's membership. There are two MMA courses available (via ZOOM): *Local Planning Board and Boards of Appeal Webinar* on 12-6-2023 and *Understanding the Freedom of Access Act Webinar* on 12-18-23. The cost of the courses ordered through the Town's membership is \$50 per attendee.

Planning Board members requested the following:

*Local Planning Board and Boards of Appeal Webinar* on 12-6-2023  
Randy, Ron, Tom, Brian, Andrew, and Joyce

*Understanding the Freedom of Access Act Webinar* on 12-18-2023  
Ron and Joyce

The Board discussed the public hearing held September 18 prior to the vote on the Moratorium. Board members agreed they wanted to meet with the town attorney to discuss recommendations for current ordinances or preparation of new ordinances. Randy had several questions for the attorneys. Brian felt we should probably rely on the attorneys to prepare the ordinances needed. Joyce suggested we ask the Select Board for authorization to meet with the town attorney.

Joyce mentioned she was told by Interim Town Manager Lois Jones that she (Lois) would act as the focal point for both the Future Fire Station and the Middle Road matter. Joyce had questions about how the arrangement would work and wanted to ask for guidance from the Select Board at its next meeting on September 18, 2023. She encouraged Planning Board members to attend so we all heard the same message from the Select Board.

There was discussion about the restrictions set by the Moratorium and the need to ensure changes to current ordinances or development of new ordinances minimize adverse impacts on town residents. Joyce referenced a phone call she received from a resident who wanted to host "reenactments" on his 30-acre property that would include people camping on his property for

several days. He was concerned the development of ordinances mirroring the restrictions in the current Moratorium would impact his plans to host reenactments. The Board recognized the need to balance resident needs as it moves forward.

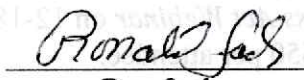
Following completion of the Planning Board's business, Joyce asked those attending if they had any questions or comments. Larry Smith, a Charleston Planning Board member, said he attended our meeting as his town was curious about what Bradford was going to do to address concerns identified in the Moratorium. He asked that we share what we develop with the Charleston Planning Board as some Charleston residents had concerns about the potential for similar efforts in their town.

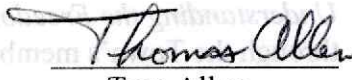
**Planning Board Decisions:**

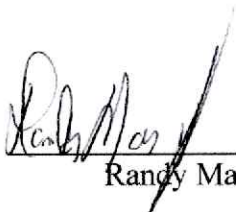
The next meeting will be November 8, 2023.

The meeting adjourned at 7:09 pm.

  
Joyce Byer

  
Ron Jack

  
Tom Allen

  
Randy Margraf

  
Brian Parker