

## **Bradford Planning Board Meeting Minutes**

February 14, 2024

**Members Present:** Tom Allen, Joyce Dyer, Randy Margraf, Andrew Miller; Rich Fredericks (substituting for Ron Jack) and Alternate Tim Bubar

**Absent:** Ron Jack (advance notice)

**Also Attending:** CEO Adam Caldwell; Noah Swartzentruber, Amanda and Andrew Costello; Lisa Downs; Bruce Randall, Bill Langley and his children, Willie and Lilliana, Ann Ellerman, Jeffrey Williams, and Town Manager Chris Reardon.

**Meeting Called to Order:** 6:14 p.m. Joyce appointed Rich Fredericks to act for Ron Jack.

**Review of Minutes:** Randy Margraf motioned to accept the minutes as written; seconded by Andrew Miller. There was no further discussion. The motion carried: 5-0.

**New Business:** The Board reviewed a floor plan of the Bradford General Store forwarded by Scott Braley with Plymouth Engineering Inc. (PEI). The store owners, Amanda and Andrew Costello, are considering installing gas pumps. The definition of "sales area" is needed to ensure there will be sufficient parking if parking places are removed to install pumps. (The LUO doesn't define "sales area," and ties the number of parking spaces required to the sales area of the commercial operation.) The Board discussed whether to include the area behind the deli counter as part of the sales area. Andrew remarked that the public doesn't have access to the area behind the counter. He motioned to define sales area as: "The area where goods are displayed for sale and the public has access." Randy seconded the motion. There was no further discussion. Motion carried: 5-0.

6:30 p.m. The Planning Board suspended its meeting to hold a public hearing for Noah Swartzentruber's application on East Rd, Map 5, lot 18. The public hearing closed at 7:14 p.m. and the Planning Board resumed its meeting.

### **Application Review for compliance with LUO Performance Standards:**

*Noah Swartzentruber East Rd –Map 5 Lot 18.*

The Planning Board considered the concerns and information provided during the public hearing. Those attending voiced concerns about possible ground water contamination because of offal from butchered animals left on the property. Mr. Swartzentruber explained that some of the offal is removed from the property for use as coyote bait and any remaining is piled at the wood line on the property.

The Board conducted a complete review of the application relative to LUO performance standards and decided to postpone its decision on the application to allow consideration of recommendations or best practices offered by the Cooperative Extension, or a similar expert,

regarding the disposition of offal and animal carcasses. The Board will complete its review and vote on the application at the next meeting, March 13, 2024.

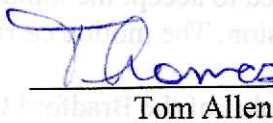
**Old Business:**

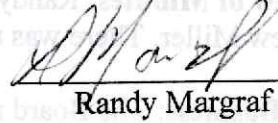
Joyce mentioned that MMA offers a recorded video of the training for Planning Board members. The cost is \$35, applicants will not receive a certificate of completion and the streaming video will be accessible for 90 days. Joyce asked if other members were interested in a "group viewing." There was no interest.

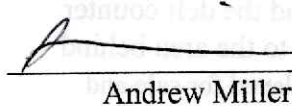
**Next Regular Meeting:** ~~March 13, 2024~~ <sup>April 24</sup> ~~March 13, 2024~~ <sup>March 13, 2024</sup>

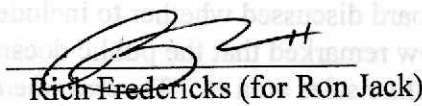
**Adjourn:** Rich motioned to adjourn the meeting. Randy seconded. Motion carried: 5-0. The meeting adjourned at 8:39 p.m.

  
Joyce Dyer, Chair

  
Tom Allen

  
Randy Margraf

  
Andrew Miller

  
Rich Fredericks (for Ron Jack)