

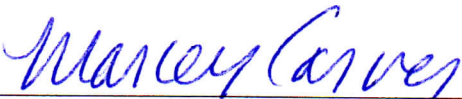
Planning Commission Minutes
Tuesday, December 19, 2017

Members Present: Ted Unkles, Marcey Carver, Ron Huntington and Bryan Mitofsky
Absent: Bob Benjamin
Clerk: Marcey Carver
Visitors: Bob Wing, Byron Kidder

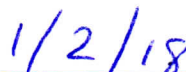
1. **Call to Order:** Carver opened the Subdivision Hearing at 7:05 p.m.
2. **Subdivision Hearing:** Kidder expressed his opposition to subdivision regulations. He felt the goals could be accomplished through strengthening zoning bylaw. In particular, he felt lot sizes should be increased, have more detailed requirements for site plans, have professionals involved. He referred to his experience in towns in New Hampshire that have extremely detailed subdivision requirements that he felt were not appropriate. He also pointed out that by requiring mylar, this would require that subdivisions be done by licensed surveyors as official surveys. He also felt that anyone who has done a subdivision is having a survey done so subdivision regulations are redundant. Carver pointed out that one of the reasons for Subdivision Bylaw is to have town change from a "1 acre" town to a "10 acre" town for commercial development (Act250 would come into play for properties of 10 acres or more instead of the 1 acre or more that developers now face because there is no subdivision bylaw). Unkle acknowledged that this fact was one of the main reason for his support for subdivision. Kidder responded that Act 250 is positive regulation and that he felt that Bradford would be better served by having the state being involved in this process rather than the town. Kidder also said state bears cost of appeals.
Carver closed the hearing at 8:05pm
3. **Correspondence:** Christopher and Lisa Puccio Waste water and Water Application for 2 Bedroom single family residence adjacent to 1984 Flanders Brook.
4. **Minutes:** Unkles **motioned** to approve the minutes of December 5, 2017. **Unanimously approved.**
5. Unkles **motioned** for Carver to determine whether ZBA could hold hearing on 23rd or 6th and proceed with hearing. Regardless, Enhanced Energy meeting should be held on 23rd if Mitofsky determines Chris Damiani (TRORC) can attend. **Unanimously approved.**
6. **Other Business:** none.

Meeting adjourned at 8:45pm

Respectfully Submitted,
Marcey Carver
Clerk



Signature of Chair



Date of Approval