**Bridport Planning Commission Meeting**

Date: November 22, 2022, 7:00 pm

Location: Bridport Town Office

Member Attendance: Adam Broughton, Sharron Macklin, Steve DeCarlo, Pierre Bordeleau, Andrew Manning, and Renee Brodeur (by speaker phone).

General Public/Applicant Representation: Nate Warren, Harold Nissun, Cory Foote, Benj Deppman, Esq., Monte Provencher, Joan Giard, (speaker phone).

Chairman, Adam Broughton called the meeting to order at 7:10 pm

Old Business: Members reviewed the September 2022 minutes. Adam made a motion to approve, and Sharron seconded the motion. The vote was unanimous to approve the minutes.

New Business: After a short conversation, members considered the idea of inviting the zoning board of adjustment to planning commission meetings on matters involving adjustments and/or waivers pertaining to subdivisions and boundary adjustments. Members decided that these scheduled times should agree with the rule of law. For further clarification/recommendations on the law the planning board may need to seek advisement form The Vermont League Of Cities and Towns and/or the select board.

Subdivision hearings. The commission conducted 4 hearings for proposed subdivisions in the town of Bridport.

Hearing 1. 7:25 pm: Nate Warren represented applicants, William Gladstone’s & Tracey Root’s intentions and request for a lot subdivision at 1712 Lake Street, Bridport, VT. This application divides a 5+ acre parcel into 2, 2 ½ acre lots. After all members reviewed the drawing, maps, and questions that pertained to parcel #06-041, Adam made a motion to approve the application as written. The motion was seconded by Sharron. There was no more discussion. The application (#S22-42), parcel ID# 06-041 was approved unanimously.

Hearing 2. 7:45 pm: The members reviewed subdivision applicant, Lucien Hottes’s request to subdivide parcel #08-0404 owned by Hotte Brothers, LLC. Application (#S22-43) involves the subdivision of 2.45 acres of land from an existing 38.88-acre lot, leaving approximately 36.43 acres remaining. All members took time to examine the map provided for the application on parcel #08-040.4 located on Orchard Drive. Adam made a motion to accept the application as written. There was no more discussion. Motion was seconded by Renee. Members voted unanimously to approve the application.

Hearing 3. 8:05 pm: Members reviewed Harold “Satch” Nissun’s application (#S22-44) representing the Helen Giard Trust. This subdivision of parcel #11-18A would create a new lot of approximately 30 acres, leaving approximately 369 remaining acres of an original 399-acre piece. Applicant provided plenty of maps, representation to convey the size and scope of this subdivision located on the corner of Swinton Road and Crown Point Road. Adam made a motion to approve the subdivision as presented. Pierre seconded the motion. There was no more discussion. Members voted unanimously to approve this subdivision.

Hearing 4. 8:17pm: Town resident, Monte Provencher met with members to discuss subdivision (#S22-45). Mr. Provencher’s parcel, #03-025 is located on Carrs Lane. This meeting serves as the 1st, and/or required preliminary meeting for a major subdivision, which was triggered by the absence of road frontage and requirements of “interior” lots. Members approved the idea of Mr. Provencher’s plans with further investigation of all proper documentation pertaining to right of ways, and easements necessary to move forward with no entanglements. A future major subdivision hearing is required and will be warned at that time.

Meeting adjourned at 9:07 pm

Respectfully submitted:

Adam Broughton, Acting Secretary