

TOWN OF BRADFORD DEVELOPMENT REVIEW BOARD

April 1, 1024

Attending:

Board Members: Carole Taylor, Christine Pratt, Daniel Perry, Douglas Miller

Zoning Administrator: Dennis Marquise

Applicants and Members of the Public: Monique Priestley, Brian Carroll, Marcey Carver

Hearing was called to order at 5:05 by Daniel Perry.

The DRB minutes from March 18, 2024 were reviewed and corrected. A motion was made and seconded to approve minutes with one correction. All were in favor.

Daniel Perry swore in all who wished to speak.

Application 2024-07 by Monique Priestley for The Space on Main at 174 Main Street, Tax map #21-97-0090 in the central business district and historic district for a change of use to convert basement storage space to office space; and to change out several windows on the east side of the building.

Monique Priestley wants to convert the basement at The Space on Main from storage to office/work space. The basement has new floors, lighting, a sprinkler system, fire alarms, etc. They have a Federal grant to finish the ceilings, walls, power outlets, a heat pump, and install a bathroom. Public safety has approved a construction permit and they have the CATEX document signing off that they don't need to do an environmental review. Monique would also like to change out the existing 3 windows with ones that will open to let in fresh air. She will try to stick as closely as possible to the existing window design.

Asked if the is an exit door - yes.

A motion was made and seconded to approve the application. All were in favor.

A motion was made and seconded to adjourn the meeting at 5:19. All were in favor.