

DEVELOPMENT REVIEW BOARD

February 19, 2024 at 5:00 PM at Bradford Academy

Attending

Board Members: Douglas Miller, Bonnie Prouty, Christine Pratt

Zoning Administrator Dennis Marquise

Applicants and Members of the Public: Tom Otterman, Scott Johnson, Jean Carlan, Pat Dwyer, Nelson LaVelle, Marcey Carver, Cynthia Bush

Hearing Called to order at 5:02 by Douglas Miller.

Douglas Miller swore in all who wished to speak.

Application 2024-02 by the Old Church Theater at 137 North Main Street for a waiver and a 2 lot subdivision of .82 acres into two lots with structures of .16 acres and .66 acres located at 137 and 145 North Main Street in the historic district.

Tom Otterman represented Old Church Theater.

Old Church Theater is a separate lot from Bradford United Church of Christ. Currently the deed for Old Church Theater does not include the entire building.

Proposed: either a boundary line adjustment, or a 2 lot subdivision.

With a subdivision - propose extending the lines in front and back of Old Church Theater in order to exceed the square footage requirement.

Or a boundary line adjustment to add .03 acres to Old Church Theater.

Norman LaVelle expressed concern about parking during Old Church Theater events and about speeding on Route 5.

Jean Carlan asked if Old Church Theater changed hands were there restrictions on uses. An application would have to be filed with DRB for a new use.

Jean asked for first right of refusal if Old Church Theater was sold. First right of refusal goes to the church.

Pat Dwyer asked if approval of the lot size for Old Church Theater would establish a precedent. The lot would meet zoning requirements of 6000 sq. ft. at the proposed 6885.16 sq. ft.

Answer to a question of what are the long term plans for Old Church Theater.

Scott Johnson, President of Old Church Theater said they present 5 to 6 productions a year with 6 performances of each production. They would also like to be able to accommodate dance classes and possibly performances such as fiddling.

He said parking has been an issue since the 1980s.

Cynthia Bush representing Marie Walsh, an abutter, asked that Marie Walsh be apprised of plans as Old Church Theater moves forward with restoration.

Tom Otterman read from the Old Church Theater deed which grants old Church Theater a parking easement by the church. The church has priority on parking.

A motion was made and seconded to not waive the sketch plan review. All were in favor.

A motion was made and seconded to continue the hearing until March 18th. All were in favor.

Application 2024-04 by Jason and Kelly Fornwalt to renew their prior subdivision approval granted on May 15, 2023 for a two lot subdivision into a 3.15 acre lot and a 67.8 acre lot on property owned at 0 Goshen Road and has frontage on Tarbox Road.

A motion was made and seconded to approve the application.

All were in favor.

The meeting adjourned at 6:10.

