

**Bradley Planning Board  
Workshop  
March 3, 2026  
Minutes**

The regular meeting of the Bradley Planning Board was conducted on Tuesday March 3, 2026, at the Bradley Municipal Building.

**Attendees:**

Jeff Labree

Sherry Dill

Jeff LaBree

Alan Smallwood

Jessica Cloakley

**Staff:**

Dean Bennett, Code Enforcement Officer

**Guests:**

Rayshelly Lizotte, Artifex

Derek King, King Properties

1. Meeting called to order by Chairperson Sherry Dill at 6:02 pm.
2. Pledge of Allegiance
3. Old Business:       Derek King, King Properties  
                              Viola Rand School Subdivision/Site Plan Review

**PRESENTATION**

Rayshelly Lizotte of Artifex Engineering presented the proposed Subdivision/Site Plan of the former Viola Rand School property. A multi-unit residential apartment house was proposed on the former footprint of the Rand School. Utilizing aspects of the existing developed site, a rear parking lot and entrance was proposed along with an interior corridor for apartment access. Principally 1–2-bedroom apartments, and an efficiency apartment. Building will contain a sprinkler system with multiple means of egress. Construction plans are being finalized by TAC Architectural Group in Bangor.

## PUBLIC HEARING

The Planning Board voted to open a Public Hearing at 6:12pm.

Attending public asked questions about the development as to the number of units; type of units; senior or subsidized housing; handicapped units and availability.

The Planning Board voted to close the Public Hearing at 6:18pm.

## **PLANNING BOARD REVIEW OF PROPOSED DEVELOPMENT**

### WAIVER REQUEST

Waivers from the following Site Plan Review and Subdivision Review criteria requirements were sought as they did not apply to the application, principally because the proposed development is on a previously developed site and is within the actual footprint of the existing structure.

The following waivers were requested:

1. Hydro Geologic Assessment
2. Watershed Phosphorus Control Measures
3. Boundary Survey
4. Outdoor Lighting
5. Proposed Areas for Outdoor Recreation
6. Location of Existing/Proposed Fences, trees and filled areas
7. Sign and Outdoor Fixtures

### **PLANNING BOARD ACTION:**

**Motion made and seconded to: "Approve the requested waivers by Derek King, with regard to the provisions of Subdivision and Site Plan Review Criteria, for the former Viola Rand property development"**

**Vote: 4-0**

#### SITE PLAN REVIEW:

The Planning Board reviewed the Criteria for Site Plan Approval under the Town of Bradley Land use Ordinance and made positive findings on the below items:

- Is a permitted use within the district in which it is proposed.
- Is in conformance with the applicable performance standards of Section V of the Town of Bradley Land Use Ordinance.
- Will not result in unsafe or unhealthful conditions.
- Will not result in undue land, water or air pollution.
- Will not result in undue erosion and sedimentation.
- Will avoid problems associated with development in flood hazard areas.
- Will not result in damage to spawning grounds, fish, aquatic life, bird or other wildlife habitat.
- Will conserve significant natural, archaeological and historical resources.
- Will not adversely impact the use of public infrastructure.
- Is consistent with the long-range goals of the Comprehensive Plan, other adopted plans of the town, and purposes of the established districts.

#### **PLANNING BOARD ACTION:**

**Motion made and seconded to: "Approve Derek King's Site Plan application for the construction of multi-family apartments, on the former site of the Viola Rand School property, having determined the application to be consistent with the provisions of the Site Plan criteria of the Land Use Ordinance of the Town of Bradley.**

**Vote: 4-0**

## SUBDIVISION REVIEW

The Planning Board reviewed the Criteria for Subdivision Approval under the Town of Bradley Subdivision Ordinance and made positive findings that the proposed Subdivision will not have adverse impact on the following:

- Air or Water Pollution
- Water Supply and Availability
- Existing Water Supply
- Soil Erosion and Water Holding Capacity of Land
- Highway or Public Road Congestion Resulting in Unsafe Conditions
- Sewage Waste Disposal
- Solid Waste Disposal
- Scenic or Natural Beauty, Aesthetics, Historic Sites, Significant Wildlife Habitat, Rare and Irreplaceable Natural Areas & Visual Access to the Shoreline.
- Conformity with the Subdivision Ordinance, Comprehensive Plan, and Land Use Ordinance.
- Financial and Technical Capacity
- Watersheds and Shorelands
- Quality and Quantity of Ground Water
- Flood Zones
- Freshwater Wetlands
- Identification of Waterbodies
- Adequate Stormwater Management
- Shore Frontage
- Phosphorus Control
- Adjoining Municipality
- Timber Harvesting

**PLANNING BOARD ACTION:**

**Motion made and seconded to: "Approve Derek King's Subdivision Application Proposal for the construction of multi-family apartments, on the former site of the Viola Rand School property, having determined the application to be consistent with the provisions of the Subdivision criteria of the Land Use Ordinance of the Town of Bradley.**

**Vote: 4-0**

4. New Business: None
5. Next Meeting: April 2026
6. Adjourned at 7:10pm

Minutes prepared and submitted by: Dean L. Bennett, Code Enforcement Officer

Planning Board Approval:

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Chairperson

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Date