

BETHLEHEM PLANNING BOARD

PUBLIC HEARING MINUTES

JANUARY 4, 2011

Present: Jeanne Robillard, Chairman Mike Ritter, Andrea Bryant, Maurice Stebbins, Don Lavoie, Dan Webb, Alecia Loveless

Chairman Mike Ritter opened the meeting at 6:10 pm.

Chairman Ritter moved to appoint Jeanne Robillard as a full voting member. The motion was seconded by Andrea Bryant and carried 6-0.

The Board discussed the proposed changes to the Bethlehem Zoning Ordinance for this year's Town Meeting .

The Board reviewed the Small Wind Energy Systems Ordinance. Copies of the proposed ordinance was available to those present. There was some discussion over the height restriction. As written, in the ordinance, the tower can be 35' above the tree canopy.

Maurice Stebbins suggested that the Planning Board take a road trip to view examples of these wind towers.

Alecia Loveless moved to place this proposed ordinance on the warrant as written. The motion was seconded by Maurice Stebbins and carried 7-0.

The Board reviewed the proposed amendment change to Article XVIII, Board of Adjustment., section C, 4 Special Exceptions by deleting the following wording: "One copy of the above referenced plans be transmitted by the Board of Adjustment to the Planning Board for review and comment."

Mike Ritter noted that this proposed change came from the Zoning Board as this is not the jurisdiction of the Planning Board and has no merit.

Mike Ritter moved to put this amendment on the ballot for town meeting. The motion was seconded by Andrea Bryant and carried 6-0.

The Board next reviewed a proposed amendment to Article XI (Multi-Family Dwelling Unit Development, Section B (General Requirements) #3 (Density) of the Bethlehem Zoning Ordinance from:

"A multifamily development which is primarily residential shall maintain a maximum overall density of 5 units per required minimum lot size as stated for each district (5 units per 20,000 square feet in District I-Main Street, 5 units per 40,000 square feet in District I, and 5 units per 80,000 square feet in District II and III).

To:

"A multifamily development, which is primarily residential, shall maintain a maximum overall density of 5 units per required minimum lot size as stated for each district. The maximum number of single family lots, duplex lots, or single family or duplex dwelling units permitted in any Multi-Family Development shall be determined by dividing the net tract area of the parcel by the minimum lot size for the particular zoning district. The net tract area of a parcel of land shall be defined as the total area of the

parcel less all non-buildable land, including all area within the mapped, flood hazard areas, all areas with poorly or very poorly drained soils, and all areas with a slope of 25% or greater. The net tract area concept may be waived with a Special Exception to be requested from and granted by the Zoning Board of Adjustment when a parcel is to be serviced by town water and sewer, in which case, the number of units shall be based on the gross land area.”

Don Lavoie moved to place this amendment on the ballot for town meeting. The motion was seconded by Maurice Stebbins and carried 6-0.

The Planning Board discussed a proposed amendment to the Aquifer Protection Ordinance to add wording as follows:

.....Section XII (Exemptions) of this Ordinance, “except that this ordinance does not apply to the Town’s District V zone.”

Mike Ritter stated that there is an implied grandfathered language to the ordinance the way it is written.

Don Lavoie stated that he thought this added language was requested by the landfill and agreed on by both parties. He stated that the added language clarifies the language.

Maurice Stebbins stated that the board needs to make sure the public knows what this is and why it is there.

Don Lavoie moved to place this amendment on the warrant for town meeting. The motion was seconded by Maurice Stebbins and carried 6-0.

Kevin Miller was in to see the Board regarding his wish to place a single wide mobile home on a lot on Eidelweiss Drive. The Board advised Mr. Miller to research his deed to see if there is a mobile home subdivision for this lot. If not, he was advised to seek a variance from the Zoning Board of Adjustment.

The meeting adjourned at 8:20 pm.

Respectfully submitted,

Cheryl Sargent

Administrative Assistant