

BETHLEHEM PLANNING BOARD]

MEETING MINUTES

BETHLEHEM TOWN HALL MEETING ROOM

FEBRUARY 16, 2011

Present: Maurice Stebbins, Mike Ritter, Alecia Loveless,

Mike Ritter opened the Planning Board Meeting at 6:05 pm.

There was not a quorum present for this meeting but the members present met informally with the two individuals who had come in for the meeting.

Thad Presby told the Board he would like to upgrade Presby Energy by adding larger oil tanks. Although this is a grandfathered accessory use, if the use is not an accepted use for this district, Mr. Presby will need to come in for a Variance from the Zoning Board.

Mike Ritter called Mr. Presby's attention to the newly adopted Aquifer Ordinance in case it has any bearing on his particular situation.

Phil Heitzner spoke to the Board about land he owns off Mt. Cleveland Road. The property is a 60 acre wood lot with a 1300 foot deeded easement. The easement is 60 feet wide. The Board did not have a copy of the deed at this time so they are not sure what the easement allows.

Mr. Heitzner told the Board that there is no road frontage to the property other than the easement. He stated that after reading the ordinance he is aware that a building lot in this District requires 200 feet of frontage.

Mike Ritter suggested that Mr. Heitzner might want to consider combining two of the lots to create a situation where he would have road frontage.

The Board advised Mr. Heitzner to research his deed as to see what stipulations have been placed on the easement.

The meeting adjourned at 7:10 pm.

Respectfully submitted,

Cheryl Sargent

Administrative Assistant