

BETHLEHEM PLANNING BOARD

PUBLIC HEARING MINUTES

BETHELHEM TOWN BUILDING MEETING ROOM

February 22, 2012

Present: Andrea Bryant, Harold Friedman, Chairman Don Lavoie, Alecia Loveless, Rose Israel, Jeanne Robillard, Pat Doughty, Teresa Wood

Chairman Lavoie opened the Planning Board meeting at 6:16 pm.

The Board looked over conceptual building illustrations for the Dollar General Store. The new illustrations show the building moved closer to the street. There is a white picket fence around the building. The building has a pitched roof, front porch. Current memorial plaques would be relocated to the corner area of the lot. The building would take up 35% of the green space of the lot. The building location is 60 feet from Main Street and 65 feet from Agassiz Street.

It was noted that the minimum side setback for this District is 15 feet. Total green space should be 33% as per the zoning ordinance.

Driveway onto Agassiz Street for truck traffic and fire and safety will be used. According to the Zoning Ordinance the parking requirements are 1 parking space for every 150sq. ft. of retail space. At 7500 sq. ft. of floor space, approximately 50 parking spaces will be required.

There was lengthy discussion regarding parking and the loss of Main Street parking.

Andrea Bryant noted that a business cannot be heard between the hours of 10:00 pm and 9:00 am more than 20 feet from the edge of the property.

Dollar General would like to operate 30-35 parking spaces and not 50 spaces. There was a question regarding the number of handicapped parking spaces would be required.

There was some discussion regarding access by senior housing.

It may take DOT 120 days to process permits. The Planning Board would like to have DOT guidance first. Subdivision will be required. Environmental Input results will be required and a performance bond will likely be requested.

The Board reviewed a request from Presby Construction regarding the closure of the excavation site on Prospect Street.

Chairman Lavoie explained that the Town's regulations are vague as to whether or not a Public hearing must take place for this. To be on the safe side he suggested that the Planning Board schedule a public hearing and notify the abutters.

Mr. Presby would like to end his business involvement with 750 Acre Club and shut the gravel pit down.

The Board had various questions regarding the closure of this pit. The owner should have previous and existing grades. Will they be able to meet the standards for reclamation? The land cannot be reclaimed and put into current use until the pit has been closed.

The applicant intends to close the entire pit for commercial use. A small portion will be left open for his personal use.

Chairman Lavoie stated that the Board will need to decide how much an area and face to be allowed kept open for personal use. If this is the case, the upper portion would need to be reclaimed.

Mr. Presby stated that it was his idea to take the top of the pit and roll it down to made safer and less steep. The top could be folded over to form a more reasonable contour.

There would be no stock piles.

Mr. Presby will present a closure plan at a public hearing which will be scheduled.

Mr. Presby also revisited his proposal for a bulk storage tank and building at the former MacEddie's Garage. If Mr. Presby applies for a variance from the ZBA he will have to prove a hardship.

Currently there are 3 oil tanks. Two 10,000 and one 5,000 gallon tanks. Mr. Presby would like a total of 60,000 gallons. This would be accomplished by adding more tanks or adding a bigger tank. The parcel is 2.4 acres and is located in District II. Service Stations are allowed in this District. District III allows for oil storage usage. The parcel is wet and a stream runs from the Rocks Estate.

The proposed storage tank area would be 38' x 41' and the existing building is 100 square feet.

The meeting adjourned at 7:45 pm.

Respectfully submitted

Notes from Alecia Loveless

Cheryl Sargent, Administrative Assistant