

BETHLEHEM PLANNING BOARD  
PUBLIC HEARING MINUTES  
BETHLEHEM TOWN BUILDING MEETING ROOM

March 27, 2012

Present: Chairman Donald Lavoie, Peter Roy, Pat Doughty, Harold Friedman, Alecia Loveless, Jeanne Robillard, Andrea Bryant

Chairman Lavoie opened the Planning Board meeting at 6:00 pm.

Andy Smith and Paul Reeder spoke to the Board about a proposal to change the use of the property currently owned by Joe Simard from a DoJo to an Art Gallery/workshop/café. Mr. Reeder and Mr. Simard are scheduled to come in for a Special Exception before the ZBA tomorrow evening.

The issue of parking was discussed at length. With the pool reopening and the congested parking area at the town building, the board had concerns that there would not be adequate parking for the proposed change of use.

Mr. Smith stated that there are no plans to add on to the existing building.

Chairman Lavoie noted that the type of use for the building will determine how much parking space is needed.

Mr. Reeder stated that he intend to display his kinetic sculptures in the proposed studio area/gallery. There will be a work area and a small café. There is 1500 square feet of space in the building and he estimated that he can fit approximately 24 cars on the side of Maple Street. There are currently a couple of out buildings which could be removed. The proposed hours of operation would be Friday, Saturday and Sunday from 11:00 am to 7:00 pm.

The history of the property ranges from being a Church from 1877 to 1940. From 1940 to 1997 it was the Oddsfellows Hall and became a DoJo when Joe Simard bought it from the Oddsfellows.

Andrea Bryant stated that if the out building were removed from the property, it would allow more parking for the applicant's customers.

Pat Doughty stated that he is concerned with the shortage of parking and increased traffic in an already congested area.

The applicant will come in with a requesting asking for waiver of site plan review.

Chairman Lavoie appointed Jeanne Robillard as full voting member for the purpose of this hearing.

Chairman Lavoie opened the public hearing for a minor lot line adjustment for property owned by North Country Environmental Services located at Trudeau Road, tax map 419, lot 21 & 22.

The Planning Board went over the checklist for boundary line adjustment.

The subject property is on town water. There is a fire hydrant in the vicinity located on Muchmore Road. NCES is not creating any additional lots.

Pat Doughty moved to accept the application as substantially complete. The motion was seconded by Harold Friedman and carried 7-0.

Pat Doughty moved to approve the application for boundary line adjustment as presented. The motion was seconded by Mark Fiorentino and carried 5-0 with 2 abstentions.

The minutes of March 14<sup>th</sup> were postponed until the next meeting as there was not a quorum present to vote on them.

The meeting adjourned at 8:45 pm.

Respectfully submitted,

Cheryl Sargent,

Administrative Assistant