

BETHLEHEM PLANNING BOARD

PUBLIC HEARING MINUTES

BETHLEHEM TOWN BUILDING MEETING ROOM

April 24, 2012

Present: Pat Doughty, Chairman Don Lavoie, Jerry Blanchard, Alecia Loveless, Andrea Bryant, Rose Israel, Peter Roy

Chairman Lavoie opened the Planning Board meeting at 6:15 pm. Chairman Lavoie appointed Rose Israel and Andrea Bryant as full voting member.

Patrick Doughty moved to approve the minutes of April 11th as amended. The motion was seconded by Peter Roy and carried 7-0.

Chairman Lavoie read the public notice for the first case on the agenda.

“The Bethlehem Planning Board will hold a public hearing at 6:15 pm on Wednesday, April 25, 2012 at the Bethlehem Town Building (3rd floor) 2155 Main Street, Bethlehem, NH to hear the following application : Minor Subdivision for property owned by Mountainscape LLC, located on Route 142, tax map #409-47.

Gardner Kellogg presented plans for the proposed subdivision. He noted that the subject property is located on Route 142 and totals 5.56 acres. There will be no further subdivision on this property after this subdivision is approved. Subsurface permit from the State is pending.

Abutter Art Gigliello reviewed the plan and asked for clarification of some of the boundary lines. Mr. Kellogg went over the plans with Mr. Gigliello.

Gardner Kellogg will check to see if there were any wells within a 150 foot radius. If there are some wells indicated they will be placed on the plan.

There was some discussion regarding water drainage. It was noted that this lot is down grade and that the water will run down the water ditch along the road. No state driveway permit will be needed as the lot is on a private road. The Board would like to see a note on the plan making reference to the private road maintenance.

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

There was no abutter input for this case.

Pat Doughty moved to approve the application for subdivision subject to a note being placed on the plan regarding the private road maintenance and also subsurface subdivision approval from the state. The motion was seconded by Alecia Loveless and carried 7-0.

Chairman Lavoie opened the public hearing for the second case on the agenda:

“The Bethlehem Planning Board will hold a public hearing at 6:45 pm on Wednesday, April 25, 2012 at the Bethlehem Town building, (3rd floor) 2155 Main Street, Bethlehem, NH to hear the following application. Boundary Line Adjustment for Kevin & Marilyn Baird/Bernard & Margaret Marie. Subject property is located at 32 and 34 Jefferson Street, Tax map 204-99.

The Planning Board went through the checklist for this application. The board waived contour line for this case. The applicants are splitting a nonconforming lot and adding half to each of their current properties creating bigger lots on Jefferson Street.

Gardner Kellogg presented the plan for this application.

Pat Doughty moved to accept the application as complete. This motion was seconded by rose Israel and carried 7-0.

There was no abutter input at this time.

Andrea Bryant moved to approve the application as presented. The motion was seconded by Alecia Loveless and carried 7-0.

The Board spent some time discussing the Planning Board’s Rules and Procedure. There was some clarification needed regarding alternate members and whether they continue to sit on a case they have been appointed to in the absence of the regular planning board member. Chairman Lavoie will call LGC to get a legal opinion on this. It was also unclear as to whether the board can adopt these procedures at a regular meeting or if a special public hearing must be held for this.

The meeting adjourned at 7:35 pm

Respectfully submitted,

Cheryl Sargent

Administrative Assistant