

BETHLEHEM PLANNING BOARD

PUBLIC HEARING MINUTES

MAY 18, 2011

BETHELHEM TOWN BUILDING MEETING ROOM

Present: Alecia Loveless, Mike Ritter, Chairman Don Lavoie, Harold Friedman, Pat Doughty

Alternates: Jeanne Robillard, Andrea Bryant, Rose Israel

Pat Doughty moved to approve the minutes of 5-4-11 as amended. The motion was seconded by Mike Ritter and carried 5-0.

The Board discussed the issue of Andy Smith and his client on Route 116. The letter requesting the new owner come in for site plan review has not gone out as yet because Chairman Lavoie has been in verbal contact with Andy Smith. There was some question if Andy Smith's authorization letter with the client is still valid.

Mike Ritter noted that he is aware of some town where if the zoning has not changed; they do not require someone in this situation to come in for site plan review if it has received site plan approval in the past and the new use is a similar use.

Harold Friedman stated that the new owner has not proven that there is not a change of use and that he should come before the Board for site plan review.

Chairman Lavoie proposed that no action be taken on the letter until the next planning board meeting when all of the members have had a chance to provide input.

It was noted that in the last two years there were three instances where site plan review has been waived.

At this time, Alecia Loveless stepped off the Board and Chairman Lavoie appointed Andrea Bryant and Rose Israel as full voting members for this hearing.

Chairman Lavoie introduced the Public Hearing: Subdivision for property owner by the Connecticut River Bank, NA located on Main Street, tax map 203 lot 55.2.

The Board went over the checklist for subdivision review.

It was noted that no further subdivision of the lot will be possible as it does not have the required frontage for further subdivision.

After completing the subdivision checklist, Pat Doughty moved to accept the application as substantially complete. The motion was seconded by Mike Ritter and carried 6-0.

Susan Schott-Derby and Mr. & Mrs. Stebbins, abutters to the subdivision, looked at the plans and asked questions for clarification.

There was some interest in what the remainder of the property could be used for.

The Board stated that it cannot be further subdivided but that a three-unit multifamily dwelling might be suitable for the lot.

Andrea Bryant moved to approve the subdivision plan as presented. The motion was seconded by Harold Friedman and carried 6-0.

Rose Israel asked the Board what procedures they have in place for inspecting gravel pits. Chairman Lavoie stated that the pits are usually inspected in the summer when they are active.

The board discussed breaking up into pairs and inspecting one gravel pit.

Chairman Lavoie stated that there was one gravel pit inspected last summer which had three areas of concern. A follow up should be made to the Seven Dwarfs to see if these items have been taken care of.

There being no further business, the meeting adjourned at 7:05 pm.

Respectfully submitted,

Cheryl Sargent

Administrative Assistant