

BETHLEHEM PLANNING BOARD
PUBLIC HEARING MINUTES
BETHLEHEM TOWN HALL MEETING ROOM
March 27, 2013

Present: Alecia Loveless, Jeanne Robillard, Peter Roy, Michael Bruno, Andrea Bryant, Harold Friedman, Pat Doughty, Mike Culver, Dave Wiley

Patrick opened the meeting at 5:47.

With Alecia not present at opening of meeting Pat put Mike Bruno in as a voting member.

Harold Friedman moved to nominate Alecia Loveless as the Chairperson, Pat Doughty as Vice-Chair and Don Lavoie as an alternate. Andrea Bryant seconded. There was discussion about Jeanne's term being up as an alternate and whether they should vote Alecia as Chairperson with her not being there to be able to say if she wants to be or not. Andrea withdrew her second. Harold withdrew his motion. The Board discussed options for who should be chairman.

Harold moved to nominate Andrea as Chairperson. Pat seconded. Andrea expressed concern about having the time to do everything a chairperson does. Dave said maybe the vice-chairperson can help with the responsibilities. Mike Culver said the whole Board has entire access to everything the Chair does. Motion Carried.

Harold moved to nominate Pat as Vice-Chairperson. Dave seconded. Carried (Pat abstained). Alecia arrived so Andrea removed Mike Bruno as voting member.

Andrea moved to appoint Don Lavoie and Jeanne as alternates. Dave seconded. Pat said he doesn't agree with Jeanne being an alternate because of the way the vote went on Election Day. Andrea said she was an alternate after she lost an election also. Mike Bruno said he also wasn't elected and was appointed an alternate. Jeanne said the vote was fairly close and that she has lots of experience and knows the history. It was mentioned that a notice was on the website looking for alternates and there hasn't been any response from that. Pat moved to amend motion to do one at a time and moved to appoint Don Lavoie as an alternate. Dave seconded. Motion Carried. Andrea moved to appoint Jeanne as an alternate. Alecia seconded. Carried 4-3.

At 6:10 Gardner Kellogg came before the Board to discuss a conceptual for a lot line adjustment on Hydro Road for Latson O'neal. There was discussion about the Kendall pit being reclaimed. Gardner said he talked with someone at the Town who said the Lot Line Adjustment could be done without reclaiming the pit. Gardner explained what Latson is requesting and said it is because a fence was put up on the wrong lot line. Kendall agreed to the Lot Line Adjustment. The Board went over the checklist. It was noted that the plans are ok just the issue with the pit being reclaimed.

Andrea asked for Flying Iron to come before the Board. No one from Flying Iron was present.

The Board reviewed the minutes from March 13, 2013. Pat moved to approve the minutes. Harold seconded and then withdrew his second because he wasn't at the March 13th meeting. Andrea seconded. Motion Carried.

The Board discussed whether the Crowe application should be considered agricultural. Pat moved to deem the application agricultural per RSA 674:32. Harold seconded. Mike Culver said he agrees with that and the Board should make legal advice public knowledge. Pat said it doesn't matter because it is per RSA and Pat also said during the conceptual there was a question if it was agricultural or industrial. Pat said because nothing on site is packaged for retail it is no different than a dairy farm. Pat moved to table this discussion. Dave seconded. Motion carried.

At 6:46 Andrea opened the Public Hearing for a Site Plan Review for Christopher & Rebecca Crowe located on Stoney Acres Drive, Tax Map 404 Lot 035, a 77 acre lot for Two Organic Egg production barns 46' by 588'. The Board introduced themselves and then proceeded to review the plans and go over the checklist. Steve Boulanger, representing the Crowe's, said it will only be one building now. As the Board and abutters were reviewing the plans a question was raised about a stream going through the property. The Board said the plans need to be clearer on the wetlands boundaries. Mr. Crowe said he only needed to show the area, not the entire lot because it is not a major subdivision. There was discussion about whether the access road should be included. It was noted that the access road already exists and was part of the 2002 subdivision.

Jesse Laflamme from Pete & Jerry's spoke about the project and said it was his last intention of turning neighbor against neighbor. He said they support small family farms and partner with 40 family farms mostly in Penn but would like to keep some locally. He said there are 20,000 hens in the barn and is comparable to a 50 cow dairy farm. Jesse said the building is so big so the hens can move around and he explained the manure is contained and stored. Once a week the eggs get picked up and twice a month a truck goes to remove the manure. Jesse said they have a partner farm in Lyme and Haverhill.

There was a question if an agricultural permit would be needed and also discussion about whether an environmental impact study should be done. Pat moved to accept the application as complete except for the wetlands issues which will need to be complete before Board approval or disapproval but application was complete enough to continue hearing. Peter seconded. Motion Carried.

Roger Gingue, an abutter, showed a drawing with 21 lots and 2 developments with roughly 2/3 being residential use. He said the landowners invested because it was presented as residential. He showed numerous pictures of barns that he said are the same as what is being proposed. He referred to Article 2 General Provisions in the Bethlehem Zoning Ordinance saying *No dwelling or other structure may be erected which does not at least conform in general value, architecture and character to other structures and dwellings in the neighborhood, or is contrary to the general and economic welfare of the neighborhood, and no structure shall be erected, or business conducted which manifestly depreciates the value of existing property in the neighborhood.*

There was discussion about concern for the roads with the truck traffic that will happen. Pictures of Stoney acres Drive and Blaney Road were shown to the Board.

Andrea moved to recess the Crowe hearing to hear the application for Balance who have been waiting and will reconvene for the Crowe hearing after. Dave seconded. Motion Carried.

Alecia recused herself for the Balance hearing. Andrea put Mike Bruno back as a full member for this hearing in Alecia's place. Andrea opened the hearing for a Site Plan Review for Balance Bethlehem located on Main Street, Map 203 lots 055-002, 055-003, a 4.88 acre site for a wellness center including Yoga studios, adaptive sports space, teaching kitchen, acupuncture and massage practitioner office and a small café. Ben Southworth was representing Balance Bethlehem and gave the Board some plans. The Board went over the checklist. Pat moved to accept the application with DOT permit as condition. Mike Bruno seconded. Motion Carried.

Ben answered questions for the Board about parking and hours. Some abutters looked at the plans and talked about buffering. Pat moved to approve the Site Plan Review with DOT permit condition. Harold seconded. Motion Carried.

Ben said he will be submitting the building permit soon and hope to start on May 1st. Ben said the Mylar will be dropped off. Andrea closed the hearing for Balance Bethlehem at 8:44 and reconvened the Crowe hearing. Andrea removed Mike as a full member and Alecia returned.

Pat said RSA 21:34-a defines agricultural farming. Pat said he would like to hear from the Road Agent about the issue with the Roads. There were questions about the roads being posted or not. Pat said a posted road could be bonded. Mike Culver read RSA 41:11 that says the Select Board controls posting roads. There were statements from multiple abutters voicing concerns about odor, traffic, property values, increase in rodent population, and flies.

At 9:25 Andrea closed the hearing with it being continued until April 3rd at 6:00pm.

At 9:25 Mike Culver moved to adjourn. Pat seconded. Motion carried.

Respectfully Submitted,
April Hibberd
Administrative Assistant