

BETHLEHEM PLANNING BOARD
PUBLIC HEARING MINUTES
BETHLEHEM TOWN HALL MEETING ROOM

April 24, 2013

Present: Peter Roy, Dave Wiley, Andrea Bryant, Harold Friedman, Pat Doughty Alecia Loveless, Don Lavoie, Jeanne Robillard, Sandy Laleme

Andrea opened the meeting at 6:02

The Board reviewed the minutes from 4/10/2013.

The Board requested that minutes, agenda, and available pdf files of maps be emailed to them 3 to 4 days before the next meeting.

Peter pointed out that the minutes indicated that the board would discuss Rules and Procedures at the next meeting, specifically the use of alternates to fill absent seats. The Agenda did not reflect this so Peter motioned to hold a public meeting to address the change in rules. Andrea brought forth RSA 673:11,

“Whenever a regular member of a local land use board is absent or whenever a regular member disqualifies himself or herself, the chairperson shall designate an alternate, if one is present, to act in the absent member’s place; except that only the alternate designated for the city or town council, board of selectmen, or village district commission member shall serve in place of that member.”

Peter withdrew motion stating it was not valid as the subject is covered within the RSA.

Sandy suggested changing the wording in section 6 line e of the Rules of Procedure, draft 5, regarding conceptual as she feels it creates confusion. Current wording states,

“After the Bethlehem Planning Board has held two conceptual reviews with an applicant, the Planning Board deems Design Review Phase may proceed further after proper notice and abutter notices per RSA have been given.”

Sandy feels it should include the words “if necessary.” Don points out conceptual are never required, but recommended. Sandy motions to add the words “up to” two conceptual. Harold seconds, Pat points out the board is not in a public hearing. Sandy motions to have public hearing to change words in section 6, line E. Dave seconds. Motion carries.

Page 1, 2nd paragraph, line 3, change or to of.

Page 1, 3rd paragraph, line 4 change need to needed.

Pat motions to accept minutes of April 10, 2013 as amended. Harold seconds. Motion carries.

Riley Lot Line Adjustment Hearing

Andrea opens the hearing for Riley at 6:18 and read the notice. Board reviewed checklist and maps. Pat moved that application is complete, Dave seconded, motion carried

Mark VanderHeyden explained the Rileys were looking to increase the house lot size to 4.11 acres. State of NH is okay with the change. The Rileys plan on selling the house, and hold on to the other lot for future use.

Pat moved to approve, Peter seconded, and motion carries

O'Neal – Conceptual

Gardner Kellogg presents O'Neal conceptual, but feels there is a discrepancy as he thought he was present for public hearing. There was discussion on whether it was noticed as a public hearing. Gardner requests a hearing at the May 22nd meeting. Pat requests reclamation be taken care of first. Gardner will contact the Board when ready to notice hearing.

Planning Board requested a copy of the letter Gardner has giving him legal rights to discuss this on behalf of the landowner.

The White Mountains School – Conceptual for new Arts Building

Mike Norman and Tim Breen presented plans for new Arts Building which will include 4 art studios, 2 of which will be dance studios. The building will be ADA accessible, and connected to existing water/sewer provided by *Bethlehem/Littleton respectively*. Mike Norman will get a letter from Littleton Water and Light verifying that they are ok with plans. This is the first of 2 conceptual, with the 2nd one planned for May 8, 2013. Requesting a hearing for May 22, 2103. Plan will not need Alteration or wetlands permits, but will require an EPA pollution permit. The entire project will be 12,000 square feet, with building being 5,000 square feet. Board will go over checklist at the next meeting. Board asked general questions of the project. Tim was unsure about outdoor concerts, but indicated the Creative Edge Dance Studio would be moving into the building. Don pointed out the need for a building permit. Dave wondered how this building would fit in with other buildings at the school. Tim expressed it would fit in nicely and to include solar roofing. He hopes the architect will be present at the next conceptual on 5/8. Don requested that the fire chief be consulted. Pat questioned how many people and parking. Mentioned the need for a driveway permit. Don offered that the aquifer ordinance needed to be reviewed. Tim offered that the existing tennis courts *have been* removed.

Public Input

Cheryl Jensen questioned the status of the egg farm proposal. Was told that Mr. Crowe had withdrawn his application. Cheryl questioned whether or not the hearing needed to be closed in light of this. Don

offered that the hearing needed to be opened before you could close it. Andrea opened continued egg farm application at 7:05. Don asks that they consider that Mr. Crowe is operating an unpermitted gravel pit on the property. Pat motions to close public hearing. Peter seconds, motion carries.

Andrea opens discussion on reclamation of gravel pits. Dave suggests a letter be written to the Crowes about reclamation or getting a permit. Don states there are 5 gravel pits in town, plus a bunch grandfathered in. There is an annual review to be done, but board has been lax in keeping pits in compliance. Don suggests the Crowe gravel pit be added to the list for enforcement purposes. Pat moved to send letter to Mr. Crowe to reclaim or permit. Peter seconds, motion carries.

Don reopens discussion on the wording of 2 conceptualls. Ordinance doesn't mention it. Subdivision permit, concept and design, and site plan all use different terms. Don thinks a change should occur to make all 3 consistent, and put in definitions. Requests the board holds off on hearing for rule changes.

The board discussed whether they think alternates should remain at the table. They discussed their different interpretations of the rules.

The board reopened the discussion on the wording in the rules and regulations regarding coneptualls. Jeanne suggested the wording be changed to "applicant." The proposed changes need to be posted on the agenda in 2 places per RSA 675:7. Sandy amended her motion to "the applicant is not required to have a conceptual, but may have up to two.

Alecia seconded, Motion carried

Don asked Sandy about the proposed noise ordinance and asked that she make recommendations to Planning Board if necessary.

The Board would like an email 3 to 5 days prior to the next meeting containing the agenda, minutes from previous meeting, and any copies of plots for properties to be discussed.

Pat Doughty asked if the subdivision amendments were updated on the town's copies.

The board discussed whether or not alternates had been sworn in. Statuary different from ordinance

7:40 Alecia motioned to adjourn

Peter seconded

Motion carried

