

# Planning Board Work Session

February 13, 2013

Town Building 3<sup>rd</sup> Floor

**Present:** Patrick Doughty, Harold Friedman, Peter Roy, Andrea Bryant, Donald Lavoie, Alecia Loveless, Michael Bruno and Dianne Lambert Secretary

**Excused:** Jeanne Robillard, Mark Fiorentino

Patrick Doughty opened the meeting at 6:01 p.m.

**Chris Crowe**

**Proposed Chicken Barns off Stoney Acre Drive**

Dan Webb will be speaking for Chris Crowe on his proposed organic egg production barns (46' X 588') which will be located on 85 ac of land, Map 404 Lot 035 off Stoney Acre Drive.

The closest house is 800'. The Board asked if the applicant has contacted any neighbors and the response was no.

The applicant was informed that the board has a new policy on conceptual reviews and each application is allowed 2 visits with non binding discussion before they are required to have a noticed public hearing.

The trucks would travel up Blaney Rd and then onto a private road called Stoney Acre Drive and the driveway for the proposed project would be located off the end of Stoney Acre Dr.

Blaney Road is a town gravel road and Stoney Acre Dr. is a private gravel road.

Chris Crowe informed the board that there was extensive gravel and stone brought in to fix Blaney Road several years ago. The Planning Board would like Chris Crowe to call Brett Jackson, Road Agent and discuss the truck travel on Blaney Road. Chris Crowe informed the board he is willing to post bond on Blaney Road, if required.

There would be approximately Six (6) trucks per month traveling to the site.

The waste from the chickens is kept in the barn and hauled of once a month. There are people who purchase organic chicken waste and Tim Wennrich, who is a local organic farmer located on Brook Road has expressed an interest in using the waste.

The Board had a discussion on whether this project would be considered Agricultural or Industrial. The Board would like to do a little research and get back to the applicant on the findings. The board asked Dianne to call Monroe, NH and ask how they classify there chicken barns.

The chickens would come from Pete and Jerry's and they are changed out every 13 months. There would be no retail performed from this site.

**Bruce Cunningham**  
**Long Hill Tax Map 203 Lot 002**

This property is located at the top of Long Hill Tax Map 203 Lot 002 with 3.3 ac in district I Main Street.

The proposed project is for 2 building with 58 units with a pool and restaurant and the building may be reconfigured to include 6 suites in each building. The investors are from Providence Rhode Island.

The board informed Mr. Cunningham of 75% green space requirement. The building would be 2 stories in height at the level of Route 302.

**Marilyn Johnson/James Schwartz**  
**Proposed 2-lot subdivision**

The Board informed the applicants that this would be considered a 2-lot minor subdivision because the application does not include any new roads.

The plat plan will need to include everything that is on the subdivision checklist and it is available online @ [bethlehemnh.org](http://bethlehemnh.org) under Planning & Zoning.

The Town of Bethlehem has the rights to the Crystal Spring which is located on the property and the Board informed the applicants that the "Right of way" needs to be shown on plan. Marilyn Johnson informed the board that the land would be going into a conservation easement.

For general information no unneeded information should be brought to meetings.

## **Postage Fee Changes**

### **Section 6. Fee of Subdivision**

6.01 A Complete Application for Major and minor Subdivision shall be accompanied by an application fee of \$100.00 plus \$4.42 per abutter and owner for notifications. There is also a fee to cover cost of newspaper notice (s).

**Proposed change-Plus current certified noticing fees per abutter.**

The board went into a discussion on all fees and should they be on a sliding scale per application.

Donald Lavoie made a motion to call LGC (Local Government Center) to inquire about alternate sliding scale fees seconded by Andrea Bryant. Motion passed.

Harold Friedman made a motion to table this motion and seconded by Patrick Doughty. After some discussion the motion and second was withdrawn.

Donald Lavoie will contact LGC and request this information

Andrea made the motion to change 6.01 to read as follows A Complete Application for Major and minor Subdivision shall be accompanied by an application fee of \$100.00 **plus current certified noticing fees per abutter** and owner for notifications. There is also a fee to cover cost of newspaper notice (s) seconded by Alecia Loveless and the motion passed.

### **Minutes of January 23, 2013**

Peter Roy made a motion to approve the minutes as written seconded by Donald Lavoie and the motion passed with one abstention.

Patrick Doughty made a request that for all future meetings, members need to have read any past meeting minutes and to be prepared to either accept or amend these minutes, it is not acceptable to take time during a meeting to read them.

Harold Friedman left at 7:20 p.m. Patrick Doughty placed Michael Bruno in as a full voting member in the absent of Harold Friedman.

### **Legal Advice from LGC**

Donald Lavoie made a motion to make the legal advice concerning the sub-committees and having planning board member a member as make them part of the minutes seconded by Andrea Bryant. Motion passed

Donald Lavoie informed the board that the White Mountain School is going to be proposing a new Art building in memory of the trustee whose life had suddenly ended.

The board would like Stanley Borkowski, Building inspector to check on any changes.

Patrick Doughty thanked Donald Lavoie for his years of service to the planning and the help he has provided. Donald Lavoie said if new people do not step up as alternates he would consider being an alternate.

Peter Roy made a motion to adjourn at 7:50 p.m. seconded by Alecia Loveless motion passed.

Respectfully Submitted

Dianne Lambert, Secretary