

**BETHLEHEM PLANNING BOARD  
MINUTES  
WORK SESSION  
SEPTEMBER 24, 2014  
BETHLEHEM TOWN HALL MEETING ROOM**

Present: Chris McGrath, Mike Bruno, Dave Wiley, Andrea Bryant, Peter Roy, Sandy Laleme, and Libby Staples

Absent: Alecia Loveless, Don Lavoie, Jeanne Robillard, and Neil Brody

Dave appoints Libby Staples as a full board member for Alecia.

The board reviews the minutes from 9/10/2014. Mike points out the date is incorrect in the header and requests it be changed..

**Motion by Dave Wiley, seconded by Chris McGrath, to approve the minutes of the September 10, 2014 meeting as amended. Andrea abstains due to absence.**

Sandy informs the board that in the matter of Tom Ricci, the motions have been dismissed. Mr. Ricci will have an opportunity to appeal this decision.

Sandy provides each board member with an article from NH Town and City entitled "*New Requirements, Deadlines for Town Meeting Season.*"

Dawn shows the board the "Plan for the North Country" sent out by North Country council and provides the board with a list of dates for an informational session. She also informs the board that North Country Council is hosting their annual dinner on October 22<sup>nd</sup> at the Mountain View Grand and asks if any of the members would like to attend. She reminds the board that Harold Friedman was the prior Planning Board representative and that seat had not been filled since his departure. Peter Roy expresses interest in being the new rep and would like to attend the dinner.

**Motion by Chris McGrath, seconded by Dave Wiley, to appoint Peter Roy as the new Bethlehem Planning Board representative to North Country Council, All in favor, motion carries.**

Dave calls the work session to order and informs the board there are 2 issues he would like to address for potential warrant articles; RV campers, their use and how we regulate them and manufactured vs. mobile homes.

Dave explains that temporarily housing of a RV on one's property is not an issue, long term/living in them is not acceptable. They are non-conforming dwellings due to the lack water and sewer. NH RSA 216-I:1 states that "recreational camping cabins" shall not be designed for use as a permanent dwelling but as temporary dwelling for recreational camping and vacation use.

Sandy feels strongly that if there is a state law regulating the use of recreational vehicles then the town does not have to adopt its own ordinance as the state law supersedes town ordinances. The rest of the board agrees.

Sandy presents the board with a list of manufactured home within the town, not all of which are in located in sub-divisions specifically designed for manufactured homes. Dave points out some of those properties are grandfathered, and some were a result of the former building inspector not following the town ordinance. Dave's feeling is the current zoning ordinance is CLEAR, referenced well, and doesn't need to be changed as much as it needs to be enforced.

A general discussion took place regarding the standards for manufactured homes, the inspection process, snow loads, and current zoning. The conversation moved towards socioeconomics associated with "trailer parks" with some board members expressing concerns of segregation. Mike Bruno thought this might be a good topic to bring to the Master Plan.

A brief discussion regarding the Master Plan took place. The topic of establishing incentives to bring people/businesses to town was discussed, as well as Bethlehem's reputation of not being business friendly. The board also briefly talked about establishing a Economic Development committee.

**Motion by Peter Roy to adjourn at 7:15, seconded by Chris McGrath. All in favor, motion carried.**

Respectfully Submitted,

Dawn Ferringo  
Planning and Zoning Clerk