

BETHLEHEM PLANNING BOARD
PUBLIC HEARING MINUTES
BETHLEHEM TOWN HALL MEETING ROOM

April 9, 2014

Present: Andrea Bryant, Mike Culver, Mike Bruno, Jeanne Robillard, Chris McGrath, and Kevin Roy

Excused: Alecia Loveless, Peter Roy, Sandy Laleme, Dave Wiley

Absent: Neil Brody and Don Lavoie

Andrea called meeting to order at 6:05 and appoints Kevin Roy as full board member for Dave Wiley.

The board attempts to review the minutes from 3/26/2014, but not enough members were present at that meeting to vote on their acceptance. They will hold off until the next meeting on April 23.

Mike Culver explains the lot line adjustment for the town exempt property located at 2323 Main Street. The town is moving the line so that the elementary school can make a new parking lot, and new traffic pattern for buses and parents dropping students off. He explains the adjustment must be made by April 14th as that's the date the property is going up for auction. The board will continue the discussion after the public hearing and conceptual presentation

6:15 Pease Sub Division Public Hearing

Andrea reads the public hearing notice. The board reviewed the checklist previously on April 9th, 2014.

Mike Bruno motions to accept the minor sub-division as submitted. Kevin Roy seconds. The board unanimously voted in favor of the sub-division. Motion passes. Gardner will bring in the mylar for signature once he has received state approval. Andre closes the public hearing.

6:30 Ledgewood Sub-Division Conceptual

Jennifer McCourt and Dick Gould present plans for the new Ledgewood sub-division. The proposal is for 16 lots, with the smallest being 23 acres, and the largest 65 acres. Mr. Gould discussed the agreement for the first Ledgewood sub-division, which had a limit of 8 lots. This second sub-division would be developed into 14 buildable lots, and Mr. Gould would donate another lot to the home owner's association. The discussion moves to the roads, which will not be asphalt, but instead ledgepack. The roads will be wide enough to accommodate emergency vehicles, measuring 22 feet wide. Each lot will

have a 600 – 700 feet of frontage. Jennifer McCourt questions whether or not private roads can be gravel. Dawn will research and get back to her.

6:40 Jeanne Robillard arrives and Andrea appoints her as a full board member for Alecia Loveless.

Discussion moves back to the Lot Line Adjustment for the Town of Bethlehem. Mike Bruno motions to accept the Lot Line Adjustment. Chris McGrath seconds, and questions whether or not Andrea can vote because she is a school employee. The rest of the board does not feel its an issue, but Andrea will abstain from voting just the same. Mike Culver will also abstain as a Select Board member. The rest of the board was in favor, motion passes.

Tom Ricci is before the board to discuss some issues/concerns with his property on Long Hill. Mr. Ricci submitted a letter from the Bethlehem Planning Board dated September 10, 2002, see attached. The letter contains conditions for approval to accompany plat plan. He also submitted his objections to those rulings, see attached.

Mr. Ricci is before the board to receive something in writing that clarifies the 80 foot fence condition, which states “the net height fronting on Route 302 is not to exceed 80 feet above ground level.” The state will not release the bond money because they are under the impression that the 80 foot poles/nets are mandatory. Jeanne recalls that the nets were not to exceed 80 feet, but were not required.

Mike Bruno motions that the Planning Board write a letter to clarify the 80 foot fence condition. Jeanne seconds, all in favor, motion carries.

Dawn presents rough draft of the letter to DES which follows up on the email sent to Mr. Mauck last week regarding Douglas Drive.

Doug Ingerson is present; Andrea asks if he would like to present to the board. Mr. Ingerson wishes to present a map, and points out the through road from Forest Lake Road to his property, which he feels makes the Town of Bethlehem exempt regarding access to the drag strip.

A discussion takes place as to whether or not this road is maintained, and would handle the traffic of the proposed drag strip. Mr. Ingerson answers no; this road is not for that use. Andrea points out that the PB attorney felt that because Douglas Drive was the sole access, it gave the Bethlehem Planning Board jurisdiction.

More discussion takes place regarding the roads, the access to the property, and the differing legal opinions. Jeanne wonders why, if it’s not a big deal, than why doesn’t Mr. Ingerson come in for SPR. He feels he doesn’t have to. Jeanne reminds everyone the matter at hand tonight is the letter to DES following up on the email sent last week. Mr. Ingerson leaves and states he will be back with a lawyer.

Chris asks if we knew about this other road. Mike Bruno states when he last came with his lawyer they did show the road existed, but the condition of the road was presented differently.

Andrea reminds everyone the board needs to be careful. Often the board takes two steps forward, only to take two steps back the next week. The board voted to send the email, and then draft a letter, and that is what they have to stick to this evening, editing the letter.

Mike Culver is concerned about some of the wording in the letter. Does the PB have the authority to ask for SPR. The board assures Mike that they have researched it extensively, and yes, they do.

The board edits the letter. Mike Culver suggests the letter get sent to the lawyer for review before sending it to DES.

Mike Culver motions to the letter to DES get sent to the PB attorney for review. Chris McGrath seconds, all board members are in favor, and motion passes.

Jeanne motions that if no one has any other objections to the letter, than the letter gets sent out with any attorney changes.

A discussion ensues; Chris and Mike Culver feel strongly that the board sees the changes first. Mike Bruno points out that DES has the email stating the letter is forth coming, and therefore the PB has some time.

Jeanne withdraws her motion, Andrea withdraws her second.

Andrea makes a motion that the letter get sent if there are no changes. Jeanne seconds, all board members in favor, motion carries.

Chris gives a Wetlands update

Andrea motions to adjourn at 8:00, Mike Culver seconds. All in favor, meeting adjourned.

Respectfully Submitted,

Dawn Ferringo
Planning and Zoning Clerk