

BETHLEHEM PLANNING BOARD
PUBLIC HEARING MINUTES
BETHLEHEM TOWN HALL MEETING ROOM

August 28, 2013

Present: Andrea Bryant, Sandy Laleme, Pat Doughty, Dave Wiley, Mike Bruno, and Peter Roy

Excused: Jeanne Robillard, Kevin Roy, Harold Friedman, Alecia Loveless, and Don Lavoie

Absent: Neil Brody

Andrea called meeting to order at 6:02.

The Board reviewed the minutes from 8/14/2013. Sandy would like to see changes regarding June Garneau's proposal for the master plan. She'd like to see a dollar amount of \$5000 added, along with a \$15,000 proposal from North Country Council. Peter would like to see changes to the entries regarding the drag strip, and would like Mr. Ingerson to be quoted as stating regular cars and motorcycles could pass through the other access roads. Andrea would like to see it mentioned that Mr. Ingerson has no intention on maintaining these other access roads. Sandy motions to amend the minutes. Peter seconds, Dave abstains due to his absence, and motion carries.

Andrea appointed Mike Bruno as full board member.

6:17 Andrea calls public hearing for the Schwartz/Hochschild subdivision. Andrea reads the notice and reviews the checklist. Pat motions to accept the application for the subdivision as complete. Dave seconds, all in favor, motions carries. A brief discussion with Jim Schwartz and Marilyn Johnson takes place regarding the property. Pat motions to approve the minor subdivision for Jim Schwartz and Ann Hochschild, located on Lewis Hill Rd, Map 409, lot 25. Sandy seconds, all in favor, motion carries.

June Garneau of MAPS (Mapping and Planning Solutions) presented her initial proposal for the Master Plan. Admittedly June has not written a master plan before, but feels her past experience at North Country Council, and Hazard Mitigation work make her very capable of completing the task. She felt the project would take 15 to 20 months, and would involve a master plan committee, as well as the public. June has experience in GIS mapping and would also be able to supply any maps the town needed. Sandy requested that June give the town a formal written proposal with both the cost and time frame. The board could then compare it to North Country Council's proposal. And date of October 15' 2013 was given for completion of the proposal.

Andrea motions to make public the information from the town's attorney regarding the drag strip. Sandy seconds. Pat does not think this is a good idea. Sandy questions how the board is to discuss jurisdiction without make the information public, and questions how the board is to move forward without discussing it. Andrea points out that the town has spent the money for the legal advice and it should be made public so the board can use it. Mike felt it would be to the board's disadvantage not to use it. Pat felt the email could be left confidential and a general discussion of the RSA's could take place. A vote was taken on the motion. All in favor, motion carries, and correspondence is made public.

Sandy feels the LGC lawyer clearly state we have no jurisdiction. Jae Whitelaw's interpretation states, "Douglas Drive may not be the sole access, but as he is going to maintain Douglas Drive and not the other access roads, it is the sole 'maintained' access, and therefore notice must be sent to the Bethlehem Planning Board, which may provide the Dalton Planning Board with the 'facts or regulations which...would preclude or affect' the proposed use, i.e. the street requirements. RSA 674:53, II. Sandy's feeling is the Town of Bethlehem cannot initiate regional impact.

Andrea feels differently, and thinks the board cannot request Dalton to initiate a regional impact study once they are informed of Bethlehem's position, and adds that Dalton has no interest, and therefore it is up the Bethlehem. Sandy reminds the board that Bethlehem is only concerned about that section of road that extends from Route 116 to the Dalton town line and cannot evaluate impact past that.

Mary Lou Krambeer feels the discussion of regional impact may be a bit premature and reminds the board that at the last meeting the board voted to get a more clear definition of "sole access," and then determine if they could request a site plan review for change of use.

Sandy motions to write a letter to Mr. Ingerson stating that, "upon our research, and pursuant of RSA 674:53 IV, we recommend you come before the Bethlehem Planning Board for change of use/site plan review for the section of Douglas Drive that extends from Route 116 to the Dalton town line. Dave seconds.

Discussion:

Mike offers that the board is only concerned within the Bethlehem boundary.

Rita Farrell states that the intent of law verses the wording of law can be misleading if the general intent is to protect the people.

Sandy offers that the planning board has jurisdiction for the stretch of road from route 116, and can only discuss certain aspects of the case.

Pat suggests the planning board can waive the entire process if it chooses.

Andrea reminds Pat that the board has already motioned to conduct a site plan review.

Motion goes to vote. Andrea, Mike, Sandy, Dave, and Peter vote in favor, Pat votes against. Motion passes.

Mary Lou asks to interject just one more thing and point out the piece of advice from both LGC and North Country Council states that a surrounding town can ask for regional impact when the case comes before another land use board, that board being the Bethlehem Planning Board.

The board reviews the file for the Houghton Arts Center at the White Mountains School. All requested materials have been submitted. The board approves the plans, and signs.

The board discusses having only one meeting in September as there is nothing on the calendar for September 11th. Next meeting will be held on September 25, 2013.

Pat motions to record all future Planning Board meetings. Dave seconds, all in favor, motion passes.

Sandy motions to adjourn at 7:38. Peter seconds, all in favor, motion passes.

Respectfully Submitted,

Dawn Ferringo
Planning and Zoning Clerk