

Town of Bethlehem
Zoning Board of Adjustments
Meeting Minutes
November 5, 2015

Present: Lon Weston, Maurice Stebbins, Alan Jackson, and Ruth Heintz.

Administrative Items

Minutes from August 6, 2015

Maurice Stebbins motions to approve the minutes from the August 6, 2015 meeting. Ruth Heintz seconds the motion, all members in favor, motion carries.

James Nason Multi Family Dwelling Special Exception Public Hearing

Ruth Hientz reads the public hearing notice and Lon opens the public hearing at 6:15.

Ruth and Lon review the checklist.

Motion by Maurice Stebbins and seconded by Alan Jackson to accept the application as complete. All members in favor, motion carries.

David O'Rourke presents the plans on behalf of Mr. Nason and indicates that this property was once a single family home that Mr. Nason would like to renovate into 3 apartments, with the potential for a four apartment in the unfinished basement at some future point in time. He notes that house rules will consist of no pets allowed and no smoking.

Abutter Patsy Bonardi states she has no issues with the plan but wants to know if the fire chief has been in to inspect the property and is concerned if there is enough parking.

A second abutter, Mr. Bjerum, states he thinks Mr. Nason has done a nice job on the property and thinks he is a pleasant person.

The board reviews the five criteria.

Criteria 1: The specific site is an appropriate location for the proposed use, structure, or change to structure, in relation to surrounding properties.

Several multi-family properties currently exist on Congress Street. Subject property has ample parking for three units.

Motion made by Alan Jackson, seconded by Maurice Stebbins that the applicant meets Criteria 1. All members in favor, motion carries.

Criteria 2: The proposed use, structure, or change to a structure, will be compatible with adjoining land uses and with the character of the surrounding neighborhood.

The subject property consists of .53 acres and is landscaped to provide curb appeal to fit surrounding properties.

Motion made by Alan Jackson, seconded by Maurice Stebbins that the applicant meets Criteria 2. All members in favor, motion carries.

Criteria 3: The proposed use, structure, or change to a structure, will not generate substantial amounts of noise, odor, or create substantial increase in traffic.

The subject property will be used as a residential dwelling for 3 units which will not create a dramatic affect on traffic.

Motion made by Alan Jackson, seconded by Maurice Stebbins that the applicant meets Criteria 3. All members in favor, motion carries.

Criteria 4: The proposed use, structure, or change to a structure, will not create any other nuisance or hazard.

No business of hazards intended to be operation on the subject property.

Motion made by Alan Jackson, seconded by Maurice Stebbins that the applicant meets Criteria 4. All members in favor, motion carries.

Criteria 5: The proposed use, structure, or change to a structure, will be in harmony with surrounding properties and consistent with the spirit and intent of this ordinance.

There are several properties with multi units on this street with 8 plus units. The property provides ample parking for residents.

Motion made by Alan Jackson, seconded by Maurice Stebbins that the applicant meets Criteria 5. All members in favor, motion carries.

Motion made by Maurice Stebbins, seconded by Alan Jackson to approve the Special Exception for a multi-family dwelling unit at 64 Congress Street. All members vote in favor, motion carries.

Alan Jackson motions to adjourn at 8:18. Maurice Stebbins seconds, all in favor, meeting adjourned.

Respectfully submitted,

Dawn Ferringo
Planning and Zoning Board Clerk