

Approved

Bethlehem Zoning Board of Adjustments

Meeting Minutes

Bethlehem Town Building Meeting Room

March 22, 2016

Present: Chairman Lon Weston, Alan Jackson, Pat Doughty, and Mike Culver.

Excused: Amy Delventhal

The Board waited for fourth Board member to arrive. Chairman Lon Weston opened the meeting at 6:25 pm. The public hearing opened immediately after.

Mr. Jackson read the public hearing notice.

“On March 22, 2016 @6:15 the Bethlehem Zoning Board of Adjustments will conduct a Public Hearing for consideration of an application for a Special Exception, pursuant to Zoning Ordinance, Article V, Zoning Districts and Uses, District II, Multi-Family Dwelling Unit by Special Exception. The subject property for Louisa Bliss, Map 404 Lot 41, 791 Cherry Valley Road

Plans are available for review during regular business hours in the Planning Office on the main floor of the Town Building.

The Public Hearing will be held in the Town Meeting Hall, located on the third floor of the Bethlehem Town Building. Elevator access on the ground level.”

Mr. Jackson read the checklist as the Board made sure all requirements were met. The Board waved the scale requirement: Many of the items on the checklist were not applicable because the external features were not changing. The applicants had presented an outdated plot plan. There was a change to the lot approximately 10 years ago, which reduced the lot size by about 10 acres. An updated plot plan with the current acreage will be provided by the applicant. The updated plan must include the district and meet the gradient requirements. A septic design is in process, once completed a copy will be provided to the Town along with state approval for septic design. There was discussion concerning provisions for fire protection because the applicant is planning on renting out the house. They were told that is a possibility that a fire protection plan may be required but that it would be up to the building inspector.

The checklist is complete with the following conditions, the district must be labeled on the map, Town gradient requirements are met, and a septic plan and approval are provided to the Town.

Mr. Doughty makes a motion to accept the application as complete with the above stated conditions. Mr. Culver seconds, All in favor, motion carries.

Chairman Weston asks the applicant to briefly explain the proposed project. Applicants want to remodel the barn to include living quarters on the second floor. They do not intend to rent out the additional unit.

Mr. Jackson read the criteria. There was no discussion on the first criteria, Mr. Culver makes a motion to accept criteria 1, Mr. Doughty seconds, All in favor, motion passes.

Criteria 2 is read, there is some discussion on other multi-dwelling units in the area. Mr. Doughty makes a motion to accept criteria 2, Mr. Culver seconds, All in favor, motion passes.

Criteria 3 is read. Mr. Doughty is concerned that the applicant has stated there will only be one additional vehicle as the number of vehicle could change. Applicant agrees to strike first sentence of answer on criteria 3. New response reads, "It will not increase odor or noise."

Chairman Weston motions to accept criteria 3 as amended. Mr. Culver seconds, all in favor, motion passes.

Criteria 4 is read there is no discussion. Mr. Culver motions to accept criteria 4, Mr. Jackson seconds the motion. All in favor, motion passes.

Criteria 5 is read there is no discussion. Mr. Culver motions to accept criteria 5, Mr. Jackson seconds the motion. All in favor, motion passes.

All five criteria are approved. There is no further discussion. Mr. Doughty makes a motion to approve the special exception. Mr. Culver seconded the motion. All in favor, motion passes. Special Exception is granted with the previously statement conditions.

The Board reviewed the March 16, 2016 minutes. There was some discussion. Corrections to be made included correcting the occupancy from 104 to 102 and a spelling correction. Mr. Doughty made a motion to approve minutes as amended. Mr. Culver seconds the motion. All in favor, motion passes.

There is discussion about nominating a Chairman for the year. Mr. Doughty makes a motion that Mr. Weston remains the chairman for the current year. Mr. Culver seconds. All in favor, motion passes.

Mr. Culver makes a motion to adjourn the meeting. Mr. Doughty seconds. All in favor, motion passes. Meeting adjourned 7:22 pm.

Respectfully submitted,

Nicole McGrath,
Clerical Assistant