

**BETHLEHEM PLANNING BOARD
MEETING MINUTES
January 14, 2015
BETHLEHEM TOWN HALL MEETING ROOM**

Present: Dave Wiley, Mike Bruno, Chris McGrath, Andrea Bryant, Mike Culver

Excused: Peter Roy, Sandy Laleme, and Jeanne Robillard

Absent: Don Lavoie, Libby Staples, and Alecia Loveless

Dave Wiley opens the meeting at 6:02 pm.

The board reviews the minutes from the December 17, 2014 meeting. Andrea requests her name be added to the list of attending members.

Motion by Dave Wiley, seconded by Mike Bruno, to accept the minutes from the 12/17/2014 Planning Board meeting as amended. Mike Culver abstains from voting. The remaining members vote in favor, minutes accepted as amended.

Dave invites Ian Dowling to present the board with information about his potential brewery. Ian passes out a proposal he has prepared for the board. The proposal includes a plan summary, a diagram of the property, the NH Nano-brewery definition (RSA 178:12-a), material safety data sheets for the cleaning and sanitizing solutions, and a copy of his Brewer's Notice from the Department of the Treasury, Alcohol and Tobacco Tax and Trade Bureau. (Proposal Attached to filed minutes)

Discussion takes place about amounts of beer to be brewed, parking, abutters, and on-premise sales. It is determined that Ian's property is located in District 1, and therefore this is not a permitted use, and requires a Special Exception. The board refers Ian to the ZBA.

Dave invites David Eckman of Eckman Engineering to present the board with the plans for Baker Brook. Mr. Eckman explains the plan is to renovate what's there. The septic system needs to be replaced, all the building require new wiring, and a number of them need foundation work.

There are future plans which include reclaiming the shoreline, rebuilding the restaurant to house a kosher store, and perhaps approach DOT for an underground pedestrian crossing and a reduced speed limit of 30 mph.

Mr. Eckman will bring this back to the Planning Board for Site Plan Review in 2 weeks. It is suggested to him by the board that he add lighting to the plan, have specific numbers for beds:parking, include the special lighting request from the fire chief for emergency vehicles, propose lighting for the crosswalk,

consider having a traffic study conducted, have more specific details about the restaurant/store, as well as obtaining more input from the fire chief and including that on the plan.

The board discusses the specifics of the application, mainly if this will be considered a change of use, or would the applicant be grandfathered because the footprint is not being changed. They discuss having the change of use for the restaurant be a separate phase of the project, and grandfathering the rest of the project with conditions.

The board conducts a brief conversation about the mailing of the Master Plan survey.

Motion made by Andrea Bryant, seconded by Dave Wiley, to adjourn at 7:55. All members in favor, meeting adjourned.

Respectfully Submitted,

Dawn Ferringo
Planning and Zoning Clerk