

**BETHLEHEM PLANNING BOARD**  
**MEETING MINUTES**  
**March 25, 2015**  
**BETHLEHEM TOWN HALL MEETING ROOM**

Present: Dave Wiley, Mike Bruno, Chris McGrath, Andrea Bryant, and Steve Gorman.

Excused: Don Lavoie, Sandy Laleme, and Marie Stevenson

Absent: Jeanne Robillard

Dave Wiley opens the meeting at 6:01 pm.

The board decides to wait until the next meeting to elect officers due to the absence of two members.

The board discusses the proposed fee schedule that was sent to them via email. It is decided that SPR will be based on square footage of useable space. It is also decided a new category will be added for Customary Home Occupation (secondary use of a residence). There is some discussion on the dollar amount of these fees.

**Motion made by Andrea Bryant, seconded by Dave Wiley to accept the new fee schedule, to include three levels of Site Plan Review based on square footage of useable space; Zero to 1000 square feet to be charged \$100.00, 1001 to 3499 square feet to be charged \$150.00, and 3500 and above square feet to be charged \$300.00. A new category for a Customary Home Occupation will be added for the cost of a \$25.00 application fee. Major Subdivisions will include projects of 3 lots or more and will have an application fee of \$150.00, with an additional cost of \$25.00 per lot. Minor Subdivisions, 3 lots or less, will be at a cost of \$75.00, and Lot Line Adjustments will be at \$50.00. Abutter notifications will be at the USPS rate of \$6.49 per abutter. Newspaper notifications will be \$75.00 each, noting that each application will have to be noticed twice. Recording fees for Grafton County will be at the rate of \$55.00 for a Mylar and \$12.00 for a voluntary lot merger. Dave Wiley, Steve Gorman, Andrea Bryant and Mike Bruno vote in favor of the new fee schedule, Chris McGrath votes against. Motion carries.**

The board reviews the minutes from 3/11/2015. It is suggested that Turner Street be added to the conversation regarding James Street and how it pertains to the AHEAD project. Chris would like something added regarding AHEAD CEO Mike Clafin's response that AHEAD will pay full property taxes. Andrea would like the minutes to reflect when she and Don returned to the meeting after recusing themselves from the NCES Alteration of Terrain Permit portion of the meeting.

Dawn informs the board she received a call from an Andrew Callahan from Venture Retail Partners. His firm has been hired by Dollar General and they are looking at new properties west of the BCC golf course.

Dawn reports to the board that the public hearing notice for the Eversource tree trimming on scenic roads public hearing to be held on april 8<sup>th</sup> appeared incorrectly in the paper this week. The correction has been sent for next week, and the notice will appear in the Caledonian Record on Friday, well within the 10 day parameter.

Dawn requested the board take a look at rezoning Thornhill Road from district 3 to district 2. The subdivision is made up of residential properties and she would like to see it not be part of the "industrial" zone. Dawn presents the board with maps and questions whether this might be something they would support by warrant article or did they think she should submit a petition warrant article instead. The board felt this was a reasonable request and suggested that Dawn get feedback from the other residents on Thornhill Road and come back to the Planning Board.

**Motion made by Dave Wiley, seconded by Mike Bruno, to adjourn the meeting at 7:20. All members in favor, meeting adjourned.**

Respectfully Submitted,

Dawn Ferringo  
Planning and Zoning Clerk