

**BETHLEHEM PLANNING BOARD**  
**MEETING MINUTES**  
**May 11, 2016**  
**BETHLEHEM TOWN HALL MEETING ROOM**

Present: Mike Bruno, Chris McGrath, Dave Wiley, Jonathan Stevenson, Marie Stevenson and Sandy Laleme

Excused: Steve Gorman

Mike Bruno opened the public hearing

Mike calls the meeting to order at 6:15

Mike reads the public notice.

Dave Wiley reads the checklist for the Arlington Signature Hotel LLC. Dave makes a motion to accept the checklist as complete. Mike seconds it. Site plan complete for the Arlington Signature Hotel LLC

Steve Lafrance goes over the plan again with the changes from 71 parking spaces to 70. He talked about water and sewer, stating that it was stubbed out 5 years ago and will just hook up. Lighting will be outside lighting will be in compliance with the Bethlehem Dark Sky ordinance. Upper parking lot lamppost will be turned off at 10pm and walkway light will remain illuminated. This was an agreement between the applicant and abutter Neil Brody. all down cast and will be low lights at 10:00pm. Emergency lighting will be in place. Generator pad was moved to the east side of the parking lot. Landscape will be set from Mr. Brodys property line. It will include 17 Balsam Firs. The roof will have sound barriers around its ventilation equipment. The fire lane will include concrete pavers, with grass growing between. The drainage is a closed system running along the building for the roof runoff.

Abutter Crystal and Matt Kristoff want to know if the Arlington is going to impact their fence and proposed sidewalk. Steve Lafrance assures them it will not. There is discussion to why all other abutters are getting new trees, fences and upgrades to the lots lines and not them. Steve told them that a fence could be done or trees to their preference. Due to compact space and emergency access way on property boundary.

The board determined that Brett Jackson the road agent should take a look at the plans to determine if there is a plowing issue. The Bethlehem Village District will be asked to take a look at the sidewalk plans.

Abutter Scott L'ecuyer asks about the noise issue. He was reassured that they are doing everything they can to address this issue. Noise reducing screens will be in place on the roof and around the generator.

Abutter Jill Davidson asked if after the Arlington is built where she will be able to complain about things not done properly. Mike referred her to the Select Board.

John Arnold attorney for Mr. Brody wanted the 35' esthetic lighting on the hotel to be taken down due to Mr. Brody being able to see them from his home. Mike stated that the Arlington is been most accommodating with 17 balsam firs and they will grow. He cannot ask that of the hotel.

Dann (no last name) asked if these conditions from the board or the abutters. Mike told him it was at the abutter's request.

Abutter Ron Hayward states there are no sidewalks on Lewis Hill. The town needs to be responsible for the people. Sandy Laleme says and people need to be responsible for what they are doing.

Abutter Matt Kristoff asked for the speed limit to be set lower on Arlington Street. He was referred to the Select Board.

Mike Bruno motions to continue this meeting in one week. May 16, 2016 at 6:15. Dave Wiley seconds. Motion passed

Meeting ended at 7:25

Respectfully submitted  
Deb Bayley  
Zoning/Planning Clerk