

**BETHLEHEM PLANNING BOARD
MEETING MINUTES
July 8, 2015
BETHLEHEM TOWN HALL MEETING ROOM**

Present: Mike Bruno, Dave Wiley, Chris McGrath, Steve Gorman, Marie Stevenson, Andrea Bryant and Sandy Laleme.

Excused: Jeanne Robillard

Absent: Don Lavoie

Mike Bruno calls the meeting to order at 6:00.

June Garneau of Mapping and Planning Solutions presents the Master Plan Survey results by PowerPoint presentation.

June will send a digital copy of the presentation and the appendixes.

Sandy explains that the town's hands are tied on many of these suggestions, and remarks that municipalities are governed by state RSAs.

June reviews the appendix, where every response has been recorded and presented.

Motion made by Chris McGrath, seconded by Andrea Bryant, to post the survey results, and the appendixes on the town's website if space allows. Chris McGrath, Marie Stevenson, Andrea Bryant and Sandy Laleme vote in favor of posting both. Mike Bruno, Steve Gorman and Dave are opposed to posting the appendix. Motion carries to post both items if space allows.

Kevin Roy asks what the process is from this point. June responds that the next step is to set-up a meetings to look at the results section by section and begin forming the sub-committees. Sandy would like to begin at the beginning of the current Master Plan and work through to the end. Dave feels strongly that the sub-committees should be formed. Twenty five community members signed up to be part of the sub-committee process and they should be given the opportunity to participate.

The board picks a date of July 30th and decides to hold the meeting at the Bethlehem Library. Land Use and Community Design will be the first section reviewed. Mary Lou Krambeer and Olivia Bebeau both signed up to be on the sub-committee. June will send them an email.

The board reviews the minutes from June 24, 2015. Chris McGrath points out that his name has been misspelled on the first page.

Motion made by Dave Wiley, seconded by Steve Gorman, to approve the minutes from June 24, 2015 as amended. All members in favor, motion carries.

Mike Bruno would like to bring up a point of clarification regarding the Presby Energy SPR from the June 24, 2015 meeting. At the 6/24/2015 Planning Board meeting there was a vote to approve the SPR contingent on state permits. When Presby Energy first went to the state they required a full site plan, which included the new fuel pumps and the convenience store. When Presby Energy went back to DOT for permitting the requirements, based on the full site plan, were changed. At this point Presby would like to work in stages in an effort to get the bulk storage piece up and running before the next heating oil season, then they would like to move on to the fuel expansion, adding the store at a later date. Sandy feels that Presby clearly stated the store had been added to the plans per the state, and that it would be something that would be addressed once the bulk storage and new fuel pumps were completed, and therefore the board approved the whole plan, but no specific time line. How Presby wants to proceed is entirely up to them. The board as a whole agrees.

Another point of clarification for the Presby SPR approval was the contingency that the plan meet the "impervious surface" ordinance, which supposedly stated that the plan had to meet the maximum impervious surface coverage of 25%. While researching the ordinances Dawn has discovered that the ordinance concerning lot coverage clearly states, "In all districts **building coverage** on the site shall not exceed twenty-five percent (25%) of the lot area unless otherwise state here in." Therefore the impervious surface ordinance contingency is null and void. Dawn contacted NH Municipal Association for clarification on how to resolve this issue and it was suggested that the board could acknowledge the error in a letter to the applicant or schedule another public hearing to amend the motion.

Motion made by Sandy Laleme, seconded by Dave Wiley, that the board send a letter to Presby Energy acknowledging the error regarding the impervious surface ordinance. All members in favor, the motion carries.

A brief discussion takes place regarding the Planning Boards role in encouraging business to come to town. It is agreed that role should fall to a Chamber of Commerce, which Bethlehem does not currently have. A suggestion is made that maybe Bethlehem could collaborate with Franconia's Chamber.

Sandy makes a request that the board review site visits at the next meeting. She would like to see a criteria be established. Dawn will research procedures in other towns for the next meeting.

Gravel Pit inspections are coming up in August. The board will review dates at the next meeting.

Motion made by Sandy Laleme, seconded by Chris McGrath, to adjourn the meeting at 8:45. All members in favor, meeting adjourned.

Respectfully Submitted,

Dawn Ferringo
Planning and Zoning Clerk