

**BETHLEHEM PLANNING BOARD
MEETING MINUTES
September 23, 2015
BETHLEHEM TOWN HALL MEETING ROOM**

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

Excused: Dave Wiley and Jeanne Robillard

Absent: Don Lavoie

Mike opens the meeting at 6:30. He notes there are no alternates in attendance therefore no one will be appointed for Dave.

The board reviews the minutes from 9/9/2015. Andrea would like the following added to the section regarding the Arlington: "Concerns were raised that there was a change in terrain for the e drainage of the walk out."

Motion made by Christ McGrath, seconded by Andrea Bryant, to approve the minutes as amended for September 9, 2015 Planning Board meeting. All members vote in favor. Minutes are approved.

The board reviews the samples of lot coverage language from other town, and the town's current provision that states "25% building coverage. The board talks about other wording which includes drainage, green space, and storm water runoff. Sandy suggests writing the new provision a couple of ways and bring them back to the next meeting. She offers to draft the revision and send it to the board before the next meeting.

The board reviews the provision for height requirement along with the sample language collected from other towns. The town's current height provision states:

"No building or structure shall be greater than forty (40) feet in height, unless a Special Exception is granted by the Zoning Board of Adjustments. However, under no circumstance shall any structure, or building, exceed sixty (60) feet in height. Appurtenances, such as antennae, will not exceed an additional ten (10) feet over the highest pint of the building or structure. Personal wireless service facilities and amateur radio antennae are exempt for this provision. "

The question of where the height will be measure from exists; measure from beginning grade, or finished grade.

Motion made by Sandy Laleme, seconded by Chris McGrath to draft a warrant article to change the language in the Bethlehem Zoning Ordinances, Article II General Provisions, section C from:

"No building or structure shall be greater than forty (40) feet in height, unless a Special Exception is granted by the Zoning Board of Adjustments. However, under no circumstance shall any structure, or building, exceed sixty (60) feet in height. Appurtenances, such as antennae, will

not exceed an additional ten (10) feet over the highest point of the building or structure. Personal wireless service facilities and amateur radio antennae are exempt for this provision. “

To:

*“No building or structure shall be greater than forty (40) feet in height **from the average finished grade along the building front**, unless a Special Exception is granted by the Zoning Board of Adjustments. However, under no circumstance shall any structure, or building, exceed sixty (60) feet in height. Appurtenances, such as antennae, will not exceed an additional ten (10) feet over the highest point of the building or structure. Personal wireless service facilities and amateur radio antennae are exempt for this provision. “*

Mike Bruno, Steve Gorman, Sandy Laleme and Chris McGrath vote in favor, Andrea Bryant votes against. Motion passes.

The board discusses meeting dates for November and December in light of the holidays. This will be addressed again at future meetings.

The board reviews the letter Sandy wrote to Governor Hassen and SEC members opposing the Joint Legislative Committees attempt to give the SEC the power to preempt local Planning and Zoning Boards in the State of NH.

Motion made by Mike Bruno, seconded by Steve Gorman to accept Sandy’s letter as written to be send to Governor Hassan and the SEC members. All members vote in favor, motion carries.

Dawn reviews items for the next meeting.

Sandy points out that the appointment of Dawn as the NCC rep needs to go to the Select Board for approval.

Motion made by Marie Stevenson, seconded by Steve Gorman to adjourn at 7:50.

Respectfully submitted,

Dawn Ferringo
Planning and Zoning Board Clerk