

BETHLEHEM PLANNING BOARD
~~MASTER PLAN MEETING MINUTES~~
March 9, 2016
BETHLEHEM TOWN HALL

DBM/roakd
4/13/16

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

Excused: Sandy Laleme, Steve Gorman, Jeanne Robillard and Don Lavoie.

Dave Wiley calls the meeting to order at 6:00.

The Board reviews the minutes from 2/3/2016

Motion by Chris McGrath, seconded by Dave Wiley to accept the minutes from 2/3/2016. All members in favor, motion carries.

Blaney Sub-Division – Public Hearing

Dave reads the public hearing notice. The Board reviews the checklist and abutter list.

Mike Bruno arrives at 6:15.

Motion made by Mike Bruno, seconded by Chris McGrath to accept the application as complete. All members vote in favor. Motion carries.

Gardner Kellogg explains the current lot is being sub-divided into two lots so the Blaney's can sell their barn to an abutter.

Motion made by Chris McGrath, seconded by Mike Bruno, to approve the sub-division. All members vote in favor. Motion carries.

BP Realty – Continued SPR

The board continues the SPR for Brian Lee, dba BP Realty. Mike asks Mr. Lee if he has the items requested by the Board. Mr. Lee presents the Board with new site plan maps and goes over the greenspace percentage (50%) and the lot coverage which is 15 to 17%. He also points out that the parking and leech field are now indicated on the map. Mr. Lee also gives the Board copies of the SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN. Mike asks about the DES matter. Brian relates his correspondence with David Deagler at DES, and assures the Board whatever the

issues are they are going to correct them. Brian goes further and reads an email from DES noting two areas of concern on the property, and the request for soil samples, which Brian is providing DES. Mike reviews the maps and notes the greenspace and lot coverage meet the ordinance. Chris feels the map meets all of the request the Planning Board made at the first SPR meeting. Dave asks about parking. Brian shows the parking on the map and indicates the number of spaces meets or exceeds the requirement.

Mike opens the floor for public input.

Reggie Stone would like to know if the Board plans on returning for another site visit once the snow has melted, to which the answer is no. Reggie is concerned about the parking. Mike states Mr. Lee meets the requirements. Reggie asks about the septic. Chris points out that the septic is not the planning board's authority. Reggie states the storm drain catches and drains into the road. Dave feels that is no different than the culvert Reggie put in which is impacting Mr. Lee's property more than the referenced storm drain. Reggie raises parking again. Currently the intended parking area is covered with a trailer. Mike states all Mr. Lee has to do is designate the parking spaces, which he has. Reggie brings up the dumpster. Brian indicates once the SPR is resolved he will move forward with the work on the building and have the dumpster removed. Reggie feels the DES matter needs to be resolved before anything can move forward. Mike points out that all the wells tested in regards to the DES matter tested clean, and therefore there is no DES matter. Andrea also points out that DES will follow through with the spills.

Bruce Russell would like to know if the retaining wall that runs along his property will be disturbed. The Planning Board points out that there has been no discussion about the retaining walls. Mr. Lee indicates he has no plans to disturb the retaining wall.

Motion made by Dave Wiley, seconded by Chris McGrath to approve the Site Plan Review for BP Realty with the condition the DES open site will be closed out and the Emergency Response plan will become part of the Site Plan Review. All members vote in favor. The motion carries.

NCES Geothermal Greenhouse – Site Plan Review

Mike reads the public hearing notice. Joe Gay from NCES presents the site plan and explains the greenhouse will have running water and power as well as the same heat system that is used in the offices at the landfill. Because BES is using the greenhouse as part of its STEM curriculum it will need to have power and water year round. He also indicates that the drive way will be gravel. He goes on to explain the geo-thermal system. BES Faculty member Steve Hoyt explains that everything in the greenhouse will be controlled remotely from BES. They will be able to monitor the water and the heat from the classroom. Mike thanks Mr. Hoyt for developing the curriculum. Joe indicates they would like to get it approved as soon as possible. Andrea wants to know if there is a spill protection plan in accordance with the Aquifer Protection Ordinance. Kevin Roy explains the greenhouse will operate under the existing spill protection plan that's in place for the landfill. The board reviews the checklist.

Motion made by Dave Wiley, seconded by Marie Stevenson, to accept the application as complete. All members vote in favor. The motion carries.

Mike opens the hearing up for public input and/or comment.

Motion made by Dave Wiley, seconded by Chris McGrath to approve the site plan review. All members vote in favor. The motion carries.

Motion made by Dave Wiley, seconded by Marie Stevenson, to adjourn at 7:22. All members vote in favor. Meeting adjourned.

Respectfully submitted,

Dawn Ferringo
Planning and Zoning Board Clerk