

**BETHLEHEM PLANNING BOARD  
MEETING MINUTES  
Wednesday October 5, 2016**

APPROVED  
10/26/16

**Bethlehem Town Hall Meeting Room  
6:00 pm**

Present: Chairman Michael Bruno, Vice Chair Dave Wiley, Sandy Laleme, Steve Gorman, Chris McGrath, Marie Stevenson, Johnathan Stevenson.

Mike Bruno opened the meeting at 6:00 pm

- The board looked over the minutes for September 14, 2016

Chris McGrath motioned to accept the minutes, Marie seconded. Minutes approved 7-0 carries

Mike Bruno reads the Public notice for AHEAD COMMUNITY LIVING AT LLOYDS HILL *Site Plan Review*. Chairman Bruno reads off the check list. Nick Fiore engineer for the project goes over the plans with the board.

There is discussion about DOT and wetlands permits. It was determined that this may become conditional.

Marie Stevenson motions to accept the checklist as complete. Johnathan Stevenson seconds

Motion carries 6-1 with Mike Bruno not in favor

Nick Fiore shows the overview of the plans. There will be 56 parking spaces. The sidewalks will be in front of the buildings and down the road to 302. Vegetation will be along both sides of the road being sure to keep the site line open to 302. The 3 bedroom units will be 1400sq'. The 2 bedrooms will be 1150 sq'. There will be 4 buildings with 7 units in each. (2 handicapped units)

Chris McGrath asked if the project planned on repairing the road once water and sewer were tied in. Nick Fiore stated that there will be an asphalt detail on the town road. H.P. Cummings will be the contractor on site.

Chairmen Bruno addressed the Bethlehem ordinance requiring 7 more parking space as noted in the Site Plan Review.

***Requirement for Site Plan approval.***

***Minimum parking requirements shall be based upon the following: According to Section VIII 8.2.6 Multi-family housing..... 1 space per unit for first two plus ½ space per each additional bedroom.***

Chairmen Bruno noted that extra parking spaces need to be added to the plans. This will go from 56 spaces to 63-65. Nick Fiore explained that he had misinterpreted the minimum requirements.

Chairmen Bruno asked if the Fire Chief was ok with the 24' wide access. Dave Wiley asked about parking for the community building. Nick Fiore said it is within walking distance for the tenants. The community building will be set up for afterschool programs, and community activities. The building also houses the mechanical equipment.

There will be enough open space for children to play and people to live on 35 acres. An abutter asked if there were any plans for the town to take ownership of the road. The applicant said there are no plans.

The board discussed what the snow plans were with the applicant.

There was talk about the decline of students.

Mike Bruno opens the meeting to the public at 7:10 pm

Mary Epstein abutter asked if there was such a decline in students did she miss her tax bill going down. She asked how much the project will cost and who is doing the construction. Mike Claffin answered by saying 5.2 - 6.5 million. Olivia Bealeu stated that the project goes out to bid. NE Homes in Claremont NH is doing the modular design. AHEAD only accepts the best in quality control and very high standards to be completely energy efficient.

Karen Neuringer is concerned about so much wetland. There is a swamp in the backyard and water in basements already. Water runs off the mountain. Clear cutting was done years ago that has caused a huge problem with water. She is worried that it will increase with all the cutting of more trees.

Nick Fiore explained about the perimeter drains, with ¾" stone within the drains to muck to gravel wetlands.

Sandy Laleme suggested as a good will project to voluntary help the abutters with catch basins and others water diversion plans. She knows she is not an engineer but good will goes a long way.

Nick explains that the wetland permitting/DES will keep the footprint to a minimum.

Mike Claffin is very mindful of good neighbors. That in fact he had a conversation with James Schneider about his concerns. We are going to move the whole project over 50'. He is the closest to the project. We will not compound the water problem away from the property.

Don Lavoie spoke on bonding for utilities, monitored by independent engineers to be sure after a year it is working. This will insure if there is water in excess or not and to improve the engineering design should the plan fail.

Karen McGinley Attorney for AHEAD spoke up to say you can't stop the natural flow down the mountain. You can't change the wetlands.

Rita Farrell asks if there is any plan to increase the size of the units. There is no intention to increase Mike Claffin told her. Are there any tax advantages to the solar array? There is none. The array is there to control utility costs for the project.

There was more discussion about the water. Steve Gorman said that any water displaced from the impact will have to be filled back in.

There is more back and forth talk about people's basements full of water, and that this project will just add to the problem. Can the project be accountable for more water damage? Chairmen Bruno states that you cannot solve problems that already exist. These are all a preexisting problems.

Chris McGrath talks about DES and State permits before the project gets underway. He says yes more parking is needed but he is not comfortable about bonding until we speak to an attorney.

Patrick Doughty speaks up to say he believes that the Maplewood had a performance bond. The Select board holds the bond.

Chairman Bruno says that we are all concerned about the abutters. The Applicant is responsible for all permits that need to be in place.

Sandy Laleme wants to find out about performance bonds, also have the town engineer take a look at the plans, at the applicant's expense. A second set of eyes is always wise. DES will be looking.

Chairmen Bruno and Sandy Laleme discuss continuing the meeting or approving with conditions. Chairmen Bruno wants to be sure of what he is approving, just so he can be better informed of the project. He would like to send the plans to the engineer and meet back in two weeks. This will give the full board time to review the conditions and or approval.

Nick Fiore said that the engineer for the town would be looking at the same set of plans he already saw, with the same result.

Patrick Doughty speaks up to say that the board has plenty of time to research a performance bond.

Chris McGrath makes a motion to continue in two weeks on the 26<sup>th</sup> of October, 2016 for 7 new parking spaces, snow removal, community parking, to inquire from NHMA about performance bonding. Dave Wiley Seconded. 6-1 motion carries Steve Gorman opposed

Marie Stevenson motions to adjourn Mike Bruno seconds. Motion carries 7-0

Adjourned at 9:30

Respectfully submitted

Debra Bayley

ZBA/Planning Clerk

*HEARING CONTINUED TO THE OCTOBER 26, 2016*