

**BETHLEHEM PLANNING BOARD  
MEETING MINUTES  
Wednesday September 14, 2016**

**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.

Dave Wiley opened the meeting at 6:00 pm

Gould Rushing Water Project

Dave Wiley reads the public notice for the Gould project.

Steve Gorman recused himself due to his company could have financial gain

Dave Wiley reads off the checklist for the Gould Major subdivision.

Jenn McCourt engineer for the Gould project helps identify the features on the map.

The Checklist is complete. Chris McGrath, motion to accept the checklist, Mike Bruno Seconds. All in favor. 6-1 1 recuse Steve Gorman

Dave Wiley opens the meeting for public input

Cheryl Jenson from the Bethlehem Conservation Committee asks about the 20 foot access to the property and not 50 feet. Jenn McCourt explains that is a shared driveway for the 6 properties. 50 feet would be for a Right- of- Way. Since the property will be a shared entrance the 20 feet is adequate for a shared driveway. The Fire Department will be able to turn around at the end. There will be a hammerhead design at the end of the driveway for the fire truck to be able to turn around. The approved access is not considered a road, but a common drive.

Julian Czarney wanted to know if in years to come, can it be accepted as a town road. Jenn McCourt says it would be extremely difficult to make this happen. Select board, planning and zoning board and DOT and Shore land would have to sign off on it. She does not see it happening. Dave Wiley agrees with that answer from the engineer. Julian Czarney asks what the acreage on the lots is. Jenn McCourt, lot one is 1.85 acres, lot #2 is 1.8, lot #3 is 1.9, lot #4 is 4.23, lot #5 is 7.1 and the last lot is 53.4 acres. Julian Czarney asks if all the houses have frontage along the river. Jenn answers: all but one has frontage on the river.

Rita Farrell asks about septic issues going into the river. Jenn McCourt speaks to the board that the buyer/seller has to get a shore land protection act permit for all of the buyers/sellers from the state.

Steve Gorman states that this is required for any seller that is within 250' of the shore and also with a septic certification. This is all contingent on permits and recommendations from DES, Ammonoosuc, BCC and DOT

Rita Farrell inquires who will be building the houses. Jenn McCourt speaks to the board to let them know that Mr. Gould plans on building all of the homes.

Dave Wiley Motion to approve 6 lot major sub division Sandy Laleme Seconds with conditions

- Fire chief (turnaround with adequate access)
- BCC file their report on file
- DES approvals permits wetlands & shoreline
- DOT if necessary (driveway)

All in favor: unanimous vote 6-1 Steve Gorman recuse

Gould Major Sub division approved with conditions

Dave Wiley closes the hearing for Gould Rushing Water 6:50

#### **Dave Wiley reads what is next on the agenda: Conceptual**

James Sullivan (Bread of Life Church) is going to purchase the Knights of Columbus Hall on 835 Profile Road. The church has been renting space from the Knights of Columbus for approximately 8 months. The Church will become owners of the hall on November 1, 2016. They do not plan on making any additions or alterations on the property, only cosmetics. When they decide to put up a sign they will check with the Select Board. Mr. Sullivan is looking for a waiver.

Sandy Laleme asks if there is adequate room for the cars. Mr. Sullivan answers there are more than adequate room for 30 or more.

Chris McGrath motions to accept this Waiver. Mike Bruno, Seconds. Unanimous vote 7-0 (Waiver granted) 7-0

As of November 1<sup>st</sup>, 2016 the Bread of life church will be located at 835 Profile Road. (Upon closing)

#### **Dave Wiley reads what is next on the agenda: Conceptual**

Reed and Lynette Madden would like to have a home business for massage out of their home on Jole Lane. There would only be one client at a time and one car. They would like to have a waiver from Site Plan Review.

Sandy Laleme motions to waive the Site Plan Review and grant the waiver. Chris McGrath Seconds

Unanimous vote 7-0 (Waiver granted)

Chris McGrath would like to have a tax card at all conceptualls.

The board looked over minutes from August 31, 2016. Mike Bruno motions to approve the minutes.  
Chris McGrath seconds. Carries 6-0 1 recuse Sandy Laleme

Marie Stevenson makes a motion to adjourn and Dave Wiley seconds 7-0 Unanimous vote to adjourn

Adjourned 7:40 pm

Respectfully submitted

Debra Bayley  
Zoning/Planning Clerk