**TOWN OF BETHLEHEM**

**Planning Board**

**October 14, 2020**

**HYBRID ZOOM VIRTUAL HEARING**

**Minutes**

**6 p.m.**

**Present:** Chairman Johnathan Stevenson, Mike Bruno, Chris McGrath, Marie Stevenson, Kim Koprowski, Kevin Roy, and Chris Jensen

**Alternates:** Peter Roy and Anthony Rodrigues

Board members were remote and at the Town Hall. Chris McGrath, Kim Koprowski, Kevin Roy, Mike Bruno, Marie Stevenson, and Johnathan Stevenson were at the town hall.

Mr. Stevenson opened the meeting at 6:10 and then read the Agenda.

**Open Bonilla Bread Conceptual**

Casey Bonilla has a home business called Bonilla Bread. She makes quick breads. Customers pick up the specialized quick bread at her doorstep. The order is placed by phone or website. It is picked up by 8pm.

Board comments: Mr. Jensen said that you would not even realize that there is a home business at that location.

Public comment: abutter said that there are no issues having the quick bread business next door.

**Chris McGrath motion to waive Site Plan Review for Bonilla Breads. Mr. Jensen seconded. 7-0 passed**

**Closed Bonilla Bread conceptual.**

**Open Public Hearing for Miscio lot line/subdivision on South Road**

Mr. Stevenson explaining that this is a lot line adjustment.

Gardner Kellogg presented the lot line for the property at South Road. Map and Lot 410-10.3 and 410-10.4.

Kim Koprowski motion to accept the checklist as complete. Mr. McGrath second 7-0 passed

There was no board or public comment

**McGrath motion to approve lot line for Miscio. Mr. Jensen second 7-0 passed**

**Closed public hearing for Miscio**

**Open public hearing for Town of Bethlehem/Town garage**

Peter Roy is now a voting member.

One of the Planning Board members signed the P&S for the club and recused herself. Mr. Jensen recused himself. Discussion ensued.

Marie Stevenson asked why the subdivision was not done before the country club was up for sale.

**Mr. Bruno motion to accept the checklist as complete. Mr. McGrath second 6-0 motion passed.**

Gardner Kellogg presented the subdivision. The town is subdividing map and lot 203-001 into 2 parcels. Separating the town garage from the country club. Country Club will now become 99.26 acres. The town garage will become 6.29 acres. Map and lot 203-002.

There was no board or public comment.

**Mr. Bruno motion to approve town subdivision for the country club and the town garage. Kevin Roy seconded. 6-0 motion passed.**

**Close public hearing for country club subdivision with town garage.**

**Kim Koprowski and Mr. Jensen are now full voting members.**

**Manufactured housing dates for public hearings.**

Are you in favor of the adoption of Amendment No. \_\_\_ as proposed by the planning board for the town zoning ordinance as follows:  To permit manufactured housing meeting the Federal HUD standards adopted in 2000 to be located on individual lots outside of a manufactured housing subdivisionupon the grant of a special exception by the zoning board of adjustment in all but the District I-Main Street District provided the manufactured home is placed upon a slab or foundation?  **Manufactured homes will continue to be permitted in manufactured housing subdivisions and parks.**

**The board thanked Mr. Jensen for all his hard work putting the proposed warrant article together.**

The board would like to add parks to the proposed warrant article suggested by the Planning Boards attorney.

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**ZBA Criteria – Proposed warrant article**

**Zoning Board Proposed changes**

**ZBA meeting 9/22/20**

**(Written together and accepted unanimously)**

**Special Exceptions Criteria**

**The proposed use, structure, or change to a structure or use:**

1. shall meet the requirements of the Bethlehem zoning ordinances and is consistent with the spirit and intent of the Bethlehem Master Plan.
2. shall not negatively impact the health, safety, or general welfare of the neighborhood and/or the town, including but not limited to noise, odor, vibration, glare, hours of operation, traffic, lighting, runoff, and/or pollutants.

3. shall be compatible with the character of the neighborhood and the town and will not diminish or have a negative effect on property values.

4. shall not overload or result in an excessive demand on municipal services and/or facilities, including but not limited to schools, emergency services, water and sewage, waste disposal and road maintenance.

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The public hearing will tentatively be set for October 28, 2020 and November 11, 2020. This is tentative to insure adequate time for the newspaper publishing.

Chair Bryant was OK with these dates, but knows they are subject to change.

The board asked Mr. Jensen if he would announce the vacant seat with North Country Council in the town newsletter.

**Minutes September 23, 2020**

Marie Stevenson motion to accept the September 23, 2020 minutes. Mr. McGrath second. 6-1 Mr. Jensen abstained

Mr. McGrath talked about Bretzfelder winter schedule. “It is up in the air at this point”. They have a meeting in December.

Next meeting October 28, 2020

Marie Stevenson motion to adjourn. Mr. Bruno second 7-0 motion passed

Respectfully submitted

Deb Bayley

P/Z Clerk