**TOWN OF BETHLEHEM**

**Planning Board**

**November 4, 2020**

**HYBRID ZOOM VIRTUAL HEARING**

**Minutes**

**6 p.m.**

**Present at town hall:** Chairman Johnathan Stevenson, Marie Stevenson, Chris McGrath, Kim Koprowski and Kevin Roy

**Alternates:** Peter Roy and Anthony Rodrigues

Mike Bruno, Chris Jensen, and Peter Roy were remote

Mr. Stevenson opened the meeting at 6:04

Pledge of Allegiance

Agenda.

Minutes from 10-14-20

Mr. McGrath motion to accept mins from 10-14-20 Mrs. Stevenson seconded 7-0 passed

Public notice:

Manufactured mobile home proposed warrant article discussion.

Mr. Bruno mentioned that at the October 28, 2020 hearing Nancy Strand was asking about the Manufactured home hearing. She will be allowed to ask questions at next meeting.

No public comment

Second public hearing November 18, 2020

Closed public hearing for manufactured home warrant article.

To see if manufactured (mobile) homes as defined by the state of New Hampshire (RSA 674:31), meeting the federal (H.U.D.) standards adopted in 2000 and having a slab or foundation shall be allowed on single lots if given permission by the Zoning Board of Appeals. If this article fails, starting in April 2020 manufactured homes will be limited to special parks or subdivisions.

The planning board recommends this.

**Open public hearing for Special Exception Criteria change.**

**Public notice**

Andrea Bryant chair to the Zoning Board read the proposed criteria change.

Chris McGrath thanked the Zoning Board for completing this. It has needed to be done for years.

There was no public comment.

Closed public hearing for special Exception criteria change.

Second public hearing November 18, 2020.

**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.

**Board business**

Mr. Jensen mentioned that the synagogue needs to contact the P/Z office regarding their new renovations. The board suggested that they come for a conceptual before they submit a Site Plan.

Mr. McGrath mention that the Bretzfelder events are still up in the air.

Kim Koprowski motion adjourn Marie Stevenson second 7-0 passed

**Respectfully submitted**

**Deb Bayley**

**P/Z Clerk**