02/26/2020 PB Minutes

TOWN OF BETHLEHEM

Planning Board

February 26, 2020

BETHLEHEM TOWN HALL MEETING ROOM

Minutes

6 p.m.
Present: Chairman Johnathan Stevenson, Chris McGrath, Marie Stevenson, Kim Koprowski, Kevin Roy, and Chris Jensen

Excused absence: Mike Bruno and Alternate Anthony Rodrigues

Alternates: Peter Roy
Chairman Stevenson opened the meeting, all stood for the Pledge of Allegiance and then the chairman announced that alternate Peter Roy would be standing in for Mike Bruno tonight. He then read the agenda.
Gray/Corey revocation/lot line revocation
Gardner Kellogg presented the lot line adjustment and it was noted that Kim Koprowski and Chris McGrath checked the abutters list prior to the meeting. Kim Koprowski also read the checklist prior.
Mr. Kellogg said the lot is going back to the original, the size prior to the previous subdivision. This has been noted in the accessor’s office. The deed was not changed, prior to the death of Suzanne Corey.
To avoid foreclosure the property was deeded back to the bank. An official from the bank noted it sold the property then discovered that the subdivision was never recorded, subsequently the land reverted to the original boundary line. Attorney Riff was representing the bank and requested the subdivision be reversed.
Chris McGrath made a motion to accept the checklist as complete and Ms. Koprowski seconded so that the motion passed 7-0.
Chris McGrath made a motion to accept the revocation for Corey/ Gray lot line Chris Jensen seconded and it passed 7-0.
Bingham and Toms lot line/boundary

Gardner Kellogg presented the plan which calls for adding 17.34 acres to the Toms’ property.

Kim Koprowski had checked the abutter list and checklist prior to meeting. Chris McGrath checked the abutter prior to meeting.

Chris McGrath motion to accept checklist as complete and Ms. Koprowski seconded. It passed 7-0.

Ms. Koprowski made a motion to approve the lot line change and Mr. Peter Roy seconded. It passed 7-0.
Toms/Kohatsu minor subdivision

Gardner Kellogg presented the proposed changes. He attached a letter with the application from the Mountain View Road Association of their approval of the minor subdivision.

Kim Koprowski and Chris McGrath checked the abutters list prior to the meeting she also checked the checklist.

Marie Stevenson made a motion to accept the checklist as complete

Chris McGrath seconded and it passed 7-0.

Peter Roy made a motion to accept the minor subdivision and Chris Jensen seconded. It passed 7-0.
Ken and Anne Smith minor subdivision

Gardner Kellogg presented the application.

Chris McGrath and Kim Koprowski both checked the abutters list prior to the meeting. Kim Koprowski checked the checklist prior to the meeting.

Chris McGrath made a motion to accept the checklist as complete and Peter Roy seconded. It passed 7-0.

Peter Roy motion to accept the subdivision plan with the road name change Chris McGrath seconded and it passed 7-0.
Minutes from February 12th, 2020

Marie Stevenson motion to accept with corrections and Chris McGrath seconded. It passed 7-0.
Board Business

Chairmen Stevenson asked if there was an application for the lot addition on the Ledgewood (Rushing River) project map 420 Lot 4.2. Deb Bayley said that she reached out to Jennifer McCourt and told her that she needs to do a minor subdivision and submit her application. It was asked where the properly actually was located and it was explained that it was off US 302 by the truck pull off along the water side towards Twin Mountain.
Marie Stevenson noted that she attended the scoping meeting in Concord to discuss the possible use of a road off Route 116 in Bethlehem for a new landfill. Mrs. Stevenson said it was very informative.
There was also a discussion about whether it was okay to talk about the Rek-Lis Brewing Company when its owners were not present.
Chris McGrath said he sent an email to the lawyer at the New Hampshire Municipal Association regarding talking about applicants at a meeting when they’re not attending the meeting. He interpreted the response as meaning it was not allowed.
Chris Jensen said he looked at the legal case cited by the lawyer and that case involved an application before the planning board in Plymouth. Mr. Jensen said the discussion about Rek-Lis was not a pending application, but whether Rek-Lis had done work beyond what was in the approved site plan. Jensen also said in that legal case the NH Supreme Court said that it was okay for the planners in Plymouth to have discussed a pending application without the landowners being present because no decision was made.
Select Board request involving Rek-Lis.

Mr. Jensen said that after being asked by the planning board he had submitted two letters to the select board.
One asked that code enforcement officer Dave Wiley attend the March 18th meeting to discuss changes to Rek-Lis not in the approved site plan.
The second asked the select board to ask the code officer not to provide even a conditional certificate of occupancy for the new building until the concerns of the planning board are addressed.
Mr. Jensen said the board told him Mr. Wiley would attend – or call if he was out of town – and no certificate would be issued until the concerns were resolved.
Marie Stevenson motion to adjourn Kim Koprowski 6-1 Chris McGrath opposed
Next meeting March 18th, Rek`lis conceptual as built plans
Respectfully submitted

Deb Bayley