11/13/2019 PB Minutes

TOWN OF BETHLEHEM
Planning Board
November 13, 2019

BETHLEHEM TOWN HALL MEETING ROOM
Minutes
6:00 pm

Present:   Chairman Johnathan Stevenson, Mike Bruno, Chris McGrath, Marie Stevenson, Kevin Roy, Kim Koprowski and ex-officio Chris Jensen
Alternates: Peter Roy
Student liaison: Nick Meachen
Excused absence: Anthony Rodrigues
Chairman Johnathan Stevenson opened the meeting at 6:00 p.m. All stood for the Pledge of Allegiance.
Chairman Stevenson then read the agenda. White Mountain SPR. The checklist was read. line item to be added will be snow storage.
Chris McGrath motion to accept White Mountain SPR checklist adding snow storage to the mylar. Mike Bruno second 7-0 motion passed
No other board input.
Public input: Peter Roy asked if students would be living in the old dorm while the new one was being built. Mr. Hanson said they will.
Officials from the White Mountain School presented their Site Plan to the board. It is for additional faculty housing in a two-story building and a new dormitory to replace an existing dorm.
Both will be serviced with water from Bethlehem and sewer from Littleton.
A carriage house will also be torn down.
The dorm will be about 1,353 square feet with 30 beds and the faculty housing will total about 5,000 square feet.
They plan to use modular housing purchased from a firm in Claremont.
There will be no increase in either staff or the number of students. There will be no increase in traffic.
The timeline for the project is next fall.
It is expected work would begin at 7 a.m. and finish at 3:30 p.m. The only abutters are school students and employees.
Mr. Hanson asked if they could start working the property before the site plan was approved and Mike Bruno and Chairman Stevenson said that is allowed but they cannot pour concrete. (site work can be done)
Mike Bruno motion to approve SPR for White Mountain School. Chris McGrath second 7-0 motion passed
Closed hearing for White Mountain School
Open hearing for Mobile Home criteria
Mr. Jensen reported on his in-depth research regarding mobile home placement in Bethlehem. He suggested a warrant article to let the public decide. Sample would be:
To see if manufactured (mobile) homes as defined by the state of NH (RSA 674:31) shall be allowed in District 2 and no longer restricted to special designated parks and subdivisions created for the placement of manufactured housing.   These homes must meet the federal safety standards adopted in 2000 as well as local requirements.
Mr. Jensen explained that in the past, before 2013 the code officer allowed mobile homes anywhere in town. Dave Wiley took over halfway through April of 2013 and adhered to the ZB ordinance for Mobile Homes to only be in Mobile home parks. Land was purchased this year on Cherry Valley Road that had water and sewer hookup on the property already. They wanted to put a mobile home on the land. Dave Wiley told them it was not allowed. They appealed to the Select Board. Select Board was told by the town attorney that the town did not have a leg to stand on, due to mobile homes all over Bethlehem.
Mr. Jensen’s research. Littleton only allows mobile homes in designated parks

Franconia allows only outside the main street

Sugar Hill allows outside of 117

Whitefield   ???

Lancaster allow very few

The town accessor was asked if having a mobile home/park next to a property is detrimental to the sale/worth of the home.
Chris McGrath said he believes that homeowner should not be restricted to what they do on their own property.
Public input
Nancy Strand showed the board her mobile home. It was manufactured in New York and transported to Bethlehem this year. She had a cement slab installed.
Mr. Bruno asked if having a cement slab was a requirement. Does she think that all mobile homes should be on a cement slab going forward? She explained that not everyone can afford the cost involved with installing a cement slab. Her own property has a natural spring and she has a composting toilet. Her home has wheels that are stored under the chaise. The trailer is not registered.
Dann explained his dismay in the way our justice system works.
Carol Carrivan said that in the RE Business most mobile homes cannot be financed by the bank. Stick build homes tend to appreciate while mobile homes depreciate.
Chris McGrath referred to the Masterplan survey question regarding MH. The survey suggested that Mobile Homes should only be in designated MH Parks.
Mike Bruno explained that the applicant can always go the ZBA for a SE approval.
Chris Jensen said we do not have an appearance ordinance.
Mike Bruno asked how the town can be sure HUD approved. Debbie Bayley was asked to contact Hagans Mobile home sales in Littleton. To ask about HUD and other requirements pertaining to moving a MH to a designated lot.
Carol Carrivan said if the zoning is in place, you should be assured to what can be allowed on said property. There can also be a deed restriction. As to no chickens, cows, mobile homes etc.
End public comment
Kevin Roy asked if the warrant article fails will it revert to the original. Then we will be back where we started.
Mike Bruno motion to continue this hearing till November 20, 2019. Chris McGrath second 7-0 passed
Hearing on Mobile Homes closed till November 20.
Agenda item: Tara Bamford
The cost for Tara Bamford to go over all of the land use applications and ZB ordinances is roughly $4,000.   Mr. Jensen suggested that on larger projects the applicant pay a $75.00 per hours rate to reassure the board.
Agenda item: 2020 budget
Mike Bruno along with Johnathan Stevenson came up with a 27.7% decrease.
Mr. Jensen expressed from the SB that the board would like all department to keep the budget flat.
Mr. Bruno and Mr. McGrath expressed that this board has no control of raises.
Mr. Stevenson believed that there is a breakdown of communication in the SB office. He would like to see a formal letter from the SB regarding raises and having a flat budget.   Marie Stevenson suggest no raises. Kevin Roy explained that if you want to keep good employees you have to pay them.
Chris McGrath motion to continue 2020 budget till November 20. With a select board update. Marie Stevenson second 7-0 passed
Board Business
North Country Council is looking for a new member from Bethlehem.
Johnathan Stevenson has spoke with another town regarding Tiny Houses. He thinks the board should just wait and see what other towns do.
Marie Stevenson motion to adjourn Kim Koprowski second All in favor.
The meeting adjourned at 8:30.
Respectfully submitted
Debbie Bayley
Planning/Zoning Clerk