12/11/2019 PB Minutes

TOWN OF BETHLEHEM  
Planning Board  
December 11, 2019  
   
BETHLEHEM TOWN HALL MEETING ROOM  
Minutes  
6:00 pm  
   
   
Present:   Chairman Johnathan Stevenson, Mike Bruno, Chris McGrath, Kevin Roy, Kim Koprowski and Linda Moore.  
Alternates: Anthony Rodrigues  
Student liaison: Nick Meachen  
Excused absence: ex-officio Chris Jensen, Marie Stevenson and Peter Roy  
   
Chairman Johnathan Stevenson opened the meeting at 6:00 p.m. All stood for the Pledge of Allegiance.  
Chairman Stevenson announced that Anthony Rodrigues will be a full voting member for Marie Stevenson and Linda Moore for Chris Jensen.  
Chairman Stevenson then read the agenda.  
Gardner Kellogg presented his conceptual for a lot line adjustment.  There are issues with the project not meeting the 200-foot setback for frontage for District 2.  Also, the road is private, and the association needs to weigh in on the project.  Mr. Gardner considered putting a hammer head at the entrance to gain frontage.  Johnathan Stevenson suggested to just arc the entrance more.  Mr. Kellogg will proceed with the application for the lot line adjustment after speaking with the association and the landowner. Mike Bruno suggested that Mr. Kellogg try to get a Variance from the ZBA.  He noted that the association should pen a letter in approval of the lot line and subsequently the subdivision.  
Closed conceptual   
   
   
Agenda item Corey/ Gray revocation of a lot line adjustment.    
Mitchell Associates was contacted by the select board office regarding a land use tax. There is a WARRANTY DEED IN LIEU OF FORECLOSURE.  The lot line was never recorded on the deed by the owners before one of the owners passed away. Mitchell Council expressed that it is a very complex application and suggested the planning board reach out to council/Mitchell for guidance. The board decided to table this discussion until there is a request for the revocation.  Mitchell also suggested to add mortgage and or lien on property to the current checklist.  Chris McGrath did not like that idea.  
   
Minutes from November 11, 2019  
Anthony Rodrigues motion to approve the 11-11-19 PB minutes Mike Bruno second 5-2   Linda Moore and Kim Koprowski abstained   passed  
   
Board Business  
Ed King is the only person to submit his intent for the position of North Country Council Commissioner representing the town of Bethlehem. (application deadline December 31, 2019) The board would like to invite him to the next Planning Board meeting on January 8, 2020.  
   
  
The board will go over the masterplan yearly update at the January 22, 2020 meeting.  
  
   
If Mike Bruno and Kim Koprowski plan on running for Planning Board, they will need to register with the town clerk for the March 2020 election.  
Declaration of Candidacy  
January 22 – January 31st, 2020  
   
   
   
Next PB meeting January 8, 2020  
   
Johnathan Stevenson motion to adjourn Anthony Rodrigues second 7-0 All in favor  
Adjourned  
   
Respectfully submitted  
Debbie Bayley  
Planning/Zoning Clerk