**TOWN OF BETHLEHEM**

**Planning Board**

**September 9, 2020**

**HYBRID ZOOM VIRTUAL MEETING**

**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

Mr. Stevenson open the meeting at 6:00.

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

**Chair Stevenson read the agenda.**

Mike Bruno suggested that the Minutes from last meeting be tabled until after the two conceptuals.

**Chris Snow conceptual for HipCamp**

The board agreed to hear from Christopher Snow. Mr. Snow has 5+ acres of property. He rents out one campsite. This falls under the heading of Hipcamp. Bring your own tent, you can have up to 6 guests, and a short walk to campsite. Mr. Snow reiterated that this is only for tents not for RV’s. Franconia Forest is the listing for his hipcamp posting. Part of Hipcamp’s vernacular is “LNT” “LEAVE NO TRACE” camping. So, in general the condition of the site after a stay should be indistinguishable from the condition after. He has a fire permit for 2020. He enforces 9am to 9pm every day quite hours. The hipcamp platform allows him to communicate rapidly with campers in real time. So, if hypothetically a neighbor was to contact him about noise, he has the ability to get in touch with the camper directly. All campers are presented with detailed rules covering the topics and more before they book, and they are reminded of those rules on the first night of their stay.

**Board comment:**

Mike Bruno asked if he had spoke with his neighbors/abutters about the site. He has not yet but will be happy to do this. Mr. Jensen asked what is involved with a change of use. Mr. Bruno explained that District 2 allows camping. He would like to waive Site Plan Review. Mr. Snow has explained his camp site extremely thoroughly. Mr. McGrath would like to thank the applicate for his thrownness. The map of the property makes it very clear. Kim Koprowski asked how long the campsite has been available. Mr. Snow said July-2020. Mr. Bruno asked if he would be offering winter camping. Mr. Snow said that he is not against it.

**Mike Bruno motion to waive Site Plan Review for Mr. Snows one campsite. He will apply for a yearly fire permit and discuss his plans for the property with neighbors. Apply for a 911 address from the Bethlehem Police Department. Kevin Roy second. 7-0 motion passed.**

**End Hipcamp conceptual**

**Open Mr. Hodgon conceptual**

1056 Old Franconia Road. Mr. Hodgon has 115+ acres and plans on subdividing it into two parcels. His father owns the white house on the property. He will be using the existing driveway to access the property. #2 parcel will consist of 12 acres. They will use a map provided by Bill Smith. Mark Vanderhaven will be providing the plat and mapping included with the abutters.

**Board input**

Mr. McGrath expressed that the conceptual was very straight forward and referred them to the planning office.

**Closed 1056 Old Franconia Road conceptual**

**Open minutes from August 26, 2020**

Mr. McGrath motion to approve minutes from August 26, 2020 with a change. Kim Koprowski second. 6-1 Marie Stevenson abstained motion passed

**Board Business**

Mr. McGrath explained that he and Kevin Roy inspected 3 gravel pits. Bethlehem Earth Materials gravel pit and it was status quo and in compliance. Franz Zackmary pit is not operational, it is in more compliance than other years. John Seely gravel pit was next. He added a rock crusher. All in all, the pits look good. Mr. McGrath suggested a comments section on the form. It took about 2.5 hours to complete the inspection on all 3 pits.

**Manufactured homes**

Board agreed to have the PB attorney look at the proposed warrant article for manufactured homes.

**Mr. Jensen motion to employ Planning Board attorney to correct the legal language for the proposed manufacture homes warrant article. Mike Bruno second 7-0 motion passed.**

**Open Mic**

Mr. McGrath would like to have the Planning Board have an open mic meeting. He has heard many ideas from the public and would like to give the public a chance to voice their ideas. Mr. Jensen will publish the open mic public meeting on the Bethlehem page/website. The board was in complete agreement.

**Air B&B was discussed briefly whether it was a planning board or a select board issue.**

**OWL camera**

Kim Koprowski told the board about the OWL camera that profile school board uses for their ZOOM meetings; $599.00 to $799.00

Audio during ZOOM meetings in the meeting room is very sporadic. Everyone can see each other, but the audio coming out is quite bad. The board would like to find a solution to this. Deb will reach out to Profile Technologies: the towns IT provider.

There was a lot of back and forth banter between board members on why they need to meet at the town hall. Mr. Jensen expressed that ZOOM remote works well and asked again why some members prefer to meet at the town hall meeting room. The Select Board meets remote and very happy to do so. Mr. Bruno likes to be able to see the applicate and the application firsthand. Kim Koprowski suggested that the town buy the correct equipment for all towns use.

Mr. Jensen suggested that the board go back to virtual until the correct equipment is in place. He said the Select Board is perfectly happy with their virtual meetings. Marie Stevenson said that the board needs answers now. Mr. McGrath wants to know if the town has a laptop. He does not think that the board should be using their own laptops.

Kim Koprowski motion to adjourn Marie Stevenson second 7-0 motion passed

Respectfully submitted

Deb Bayley p/z Clerk