**TOWN OF BETHLEHEM**

**Planning Board**

**September 23, 2020**

**HYBRID ZOOM VIRTUAL HEARING**

**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

Excused absence: Chris Jensen

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

Mr. Stevenson opened the meeting at 6:00. He then **read the public notice for Boisseau minor subdivision.**

**Open public hearing for Thomas Smith surveyor.**

Thomas Smith/Boisseau minor subdivision

There were no changes since the conceptual.

Mr. Smith presented the minor subdivision. Map 209, Lot 55-1. The 20-acre parcel will be divided into two. The lot with the house will become 5 acres. The second lot will become 14+ acres. The house lot will not need state approval. 5 acres and above need state approval.

**No board or public input.**

**Mike Bruno motion to approve subdivision for Lawrence and Jeanne Boisseau. Kim Koprowski second 6-0 motion passed**

**Close public hearing for Thomas Smith.**

**Open meeting for Andrea Bryant ZBA chair**

Special Exception criteria language change. Andrea Bryant explained that the criteria has needed improvements for a long while and that the 5 criteria are quite redundant. The applicate needs to be aware of their request for a Special Exception and how they are going to handle each aspect. Such as noise, nuisance, and the general welfare of the neighborhood and the town. This includes the spirit and intent of the Master Plan. The Zoning board met, and all members agreed on the final 4 criteria.

**Board input**

Kevin Roy said that the new criteria was very objective. The board asked about how noise can be measured. And how the board can put limits on noise. Marty Cook explained that it must become a nuisance and then you involve the developer. Andrea Bryant said that it in the regulations. Mike Bruno asked about glare before the project is in place. Andrea Bryant’s response was that they will have to explain it if they want a Special Exception. Mike Bruno asked if impact fees were common in other towns criteria. Yes, there were quite a few Andrea said. The applicate will have to address how this will not be a problem. Mr. McGrath asked if it is legal to ask about coast to impact. Deb Bayley will reach out to legal. The board expressed that they were very happy with the updated criteria change that the ZBA did.

**Mike Bruno motion to accept the proposed changes to the criteria for a Special Exception upon asking NHMA to look at it. Then schedule two public hearings. Kevin Roy second 5-0 motion passed**

**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.

**Closed Special Exception criteria**

**Open Mobile Home**

Mobile home warrant article. Tabled until response comes back from Attorney.

**Minutes from September 9, 2020**

Mr. McGrath motion to approve September 9, 2020 minutes with an address change. Kim Koprowski second 5-0 passed

Mr. McGrath wrote a letter to the SB on his own behalf. He asked to have the Select Board purchase a meeting owl camera from the capitol improvement fund. He has not received an email from the Select Board with a response. Mr. Bruno expressed the technology aspect. The sound and video quality coming out of the meeting room is very poor. Using just laptops is not the way to go. He requested that Deb Bayley pen a letter to the Select Board asking for the purchase of the meeting owl camera with the Cares Act money. All board members agreed.

Masterplan checklist is due soon and will be addressed at next meeting scheduled for October 14, 2020.

Marie Stevenson motion to adjourn Mr. McGrath second 5-0 passed

Respectfully submitted

Deb Bayley

P/Z Clerk