**TOWN OF BETHLEHEM**

**Planning Board Meeting**

**February 9, 2022**

**HYBRID ZOOM VIRTUAL HEARING**

**Minutes**

**6 p.m.**

Present: Chair Michael Bruno, Kevin Roy, Anthony Rodrigues, Alecia Loveless, Johnathan Stevenson, Tinker Stevenson, and Chris Jensen.

* Excused absence: Kim Koprowski
* Alternate Peter Roy

Mr. Bruno opened the meeting at 6pm.

All stood for the Pledge of Allegiance

Mr. Bruno appointed Tinker Stevenson as an alternate for the evening to fill in for Kim Koprowski.

He then read the AGENDA

ADAIR Condo Cottages 80 Guider Lane - Design Review Phase

Present: Steven Keach – Keach Nordstrom Associates, Inc. Bedford NH

 Andy Smith President/CEO – Badger Peabody and Smith Franconia NH

 Kegan Rice – Badger Peabody and Smith Franconia NH

Mr. Keach used Tara Bamford’s narrative as he presented the project.

Owners Cathy and Joel Bedor – JCB Inns, Inc. Littleton NH

The Adair Cottages will have 2 options available for the starting units

2-to-3-bedroom designs with customized enhancements available

1450 sq’ feet with expandability

One-car garage will be standard, some sites capable for two – car garages.

Basements can be turned in finished space, many with walk-out potential.

Eventually to become a 43-unit community with walking trails set amongst 140 acres on the grounds of the ADAIR.

The cottages will be located on the westerly side of the property with entrance from Guider Lane and Route 302 in Bethlehem.

They will not be using the entire 140 acres. There will be walking, snowshoeing and cross-country skiing trails linked to each property.

The units will be high end prefab structures built on the property. Starting in the high $400’s.

Some units will have their own septic, others will share with 2 other units.

Water supply will be done by Capitol Well. Hydromatic oversized units

NHDES permitting is currently being submitted. Passive poorly drained soil.

They have hired wetland scientists.

There will be a set of Condo laws and conditions drawn up by their attorneys.

Mr. Keach explained that there is an issue with DOT regarding the Guider Lane entrance. They are going to reach out to the town road agent Brett Jackson. Guider Lane is a dead end; they plan on talking to the fire chief Jack Anderson about his thoughts on this.

There are currently two fire hydrants on the ADAIR property.

They hope to start after Mud Season this year.

Mr. Keach suggested that the town reach out to Steve Peroni/Engineer. This cannot be done until there is a formal sub-division application submitted.

They would like curbing on the street. They spoke with the road agent; he was not in agreement with the curb cut. Kevin Roy suggested that if they need a waver or variance for Town specifications, they should explain why the enclosed system will better protect the environmental secondary impacts.

Central mail will be located at the 1811 house on the property.

Mr. Bruno asked about having a common access to the trails. Mr. Keach took it into consideration.

Johnny Stevenson asked about a guarantee that the road would not become a town road. No guarantee on that because anyone with 25 or more signatures can petition the town to accept the road as town. It’s up to the voters.

Mike Bruno would like to have the board move forward having Mr. Peroni/engineer weigh in on the project once there is a formal application submitted. Tara Bamford would also like to reach out to Mr. Peroni. With all scope of work being paid by the applicant not the town.

The board thanked Mr. Keach for his thorough presentation and asked when he would be submitting the application. Soon within the next few days Mr. Keach answered.

Closed ADAIR Design Review phase.

Minutes 1-26-22

Alecia Loveless motion to approve 1-26-22 minutes. Chris Jensen second. 5-2 passed

Johnny Stevenson and Tinker Stevenson abstained.

**Peter Roy announced that he will not be seeking his alternate position for another term. The board thanked Mr. Roy for his attendance.**

Mr. Bruno thanked Johnny Stevenson for his 6 years to the planning board as chair and vice chair. He will be missed. He has decided not to seek another term. His due diligence is admirable and the board hates to see him go.

Kevin Roy is seeking another run at the planning board. There are 2 empty seats. Mr. Bruno hopes he wins. ***His knowledge and expertise are a huge asset to the board***.

Tinker Stevenson motion to adjourn. Alecia Loveless second. 7-0 adjourned.

Respectfully submitted

Debra Bayley

Planning/Zoning Clerk