

TOWN OF BETHLEHEM
Planning Board Meeting
July 12, 2023
Minutes

Present: Linda Moore, Mike Bruno, Kevin Roy, Sean Gawlik, Martie Cook, and Jerry Blanchard

Absent: Anthony Rodrigues and Alecia Loveless

Vice Chair Linda Moore opened the meeting at 6:00 pm with the Pledge of Allegiance.

Linda appointed Jerry Blanchard as a voting member for tonight's meeting.

Eric Posesil, land surveyor for Richard and Dina Southwell and Richard and Dina Southwell dba Equity Trust Company, presented the conceptual plans for the Southwell/Equity Trust lot line adjustment for properties located in the Birchwood Acres subdivision.

The conceptual plan has two parts: lot mergers and lot line adjustments. The lot merger consists of 4 lots being reconfigured to 2 lots and the lot line adjustment will include 7 lots to become 5 lots.

Mr. Posesil proposed the Planning Board give approval for the lot mergers at tonight's meeting and then he would return with the application for site plan review for the intended lot line adjustments.

Anthony asked the board if they had any questions regarding the applications.

Martie Cook suggested the application be conditionally approved based on a ZBA decision as the two lots were non-conforming for lot size. A second option of waiving the ZBA approval was raised.

Martie Cook motioned to move forward as presented and waving the non-conforming for lot size. Sean seconded the motion which passed unanimously.

Kaela Tavares from North Country Council was present to give the Board an update on the Housing Opportunity Grant. The following items were discussed:

- Date from the Survey
- Plans for upcoming outreach and community events
- Meeting with town employees working with the Zoning Ordinances in order to have a better understanding of the in house process.

The Board reviewed the minutes from May 24, 2023. Linda Moore motioned to accept the minutes as presented. Keven Roy seconded the motion which passed unanimously. Alecia and Martie abstained due to absence.

Sean Gawlik motioned to adjourn the meeting with a second from Linda Moore. Motion passed unanimously.

Respectfully submitted,

Dawn Ferringo
Planning and Zoning Board Clerk