

TOWN OF BETHLEHEM  
Planning Board Meeting  
April 9, 2025  
Minutes

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Present: Alecia Loveless (Chair), April Hibberd, Linda Moore, Sally Fitzgerald, Jerry Blanchard, and Rob Gilgen

Absent: Sean Gawlik

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Alecia Loveless opened the meeting at 6:00

The first order of business was to fill the vacant seat left after the Town Elections. Linda Moore motioned to nominate Planning Board Alternate Rob Gilgen to fill the seat until the next election in 2026. Alecia Loveless seconded the motion and called for a vote. Alecia Loveless, Linda Moore, April Hibberd, Jerry Blanchard, and Sally Fitzgerald all voted in favor. Motion passed 5-0.

Alecia opened the public hearing for the Minor Subdivision for the property owned by Ian Dowling and Marlaina Renton - Tax Map 407 Lot 36.1, 1505 Prospect Street and read the public hearing notice.

Gardner Kellogg presented the plans to the Planning Board and explained the plan was to separate the existing house and garage and create a new lot for future use. Gardner also explained that the state approvals for water and septic were in place.

Linda Moore and Rob Gilgen reviewed the checklist. Jerry Blanchard motioned to accept the checklist as complete. April Hibberd seconded the motion which passed 6-0.

Alecia opened the floor for public comment.

Rosalie Davis at 1452 Prospect Street was present via Zoom. She has some concerns regarding the test pit and perc test. She is also concerned about the 2 or 3 lots in the Wilson Heights subdivision that never able to pass the perc test. Furthermore, she has concerns about wetlands delineation around the pond that runs under the road by the Robinson property.

Gardner responded that there is a spring house adjacent to the pond that provides water to the existing house. He also noted the pond met the State's wetland requirement.

Rosalie wished there had been more thought put into the project, or at least a test pit.

April Hibberd motioned to approve the minor subdivision for Ian Dowling and Marlaina Renton for their property located at 1505 Prospect St. Alecia Loveless seconded the motion, which passed unanimously.

Alecia Loveless closed the public hearing at 6:29.

Alecia Loveless opened the public hearing for a Lot Line Adjustment for Peter and Joyce Menard - Tax Map 413 Lots 53.07 and 53.08, 51 Peppersass Lane at 6:30 pm and read the public hearing notice.

Gardner Kellogg presented the plans to the board.

The Board reviewed the checklist. Sally Fitzgerald motioned to accept the checklist as complete, followed by a second from Jerry Blanchard. The Board unanimously voted in favor.

The Board reviewed the application and the site plan. Alecia opened the floor to the public, however there weren't any questions or concerns.

Jerry Blanchard motioned to approve the application for the lot line adjustment for Joyce and Peter Meynard's property at 51 Peppersass Lane. Alecia Loveless seconded the motion. A unanimous vote in favor followed.

Alecia Loveless closed the meeting at 6:43.

Alecia Loveless opened the minor subdivision public hearing for Peter Murphy and Andrea Galanto – Tax Map 203 Lot 23, Log Cabin Lane at 6:44 and read the public hearing notice.

Jerry Blanchard and Linda Moore reviewed the checklist.

Linda Moore motioned to accept the checklist as complete. Jerry Blanchard seconded the motion. A unanimous vote in favor followed.

Alecia Loveless opened the meeting up for public comment.

Abutters Matt and Linda MacKinnon were concerned about the sewer lines that once ran through the property and questioned whether they had been abandon. New owner Peter Murphy mentioned he did find the line in a manhole on the property, and they looked to be not in use.

April Hibberd motioned to approve the application for minor subdivision for Peter Murphy and Andrea Galanto for their property located on Tax Map 203 Lot 23. Jerry Blanchard seconded the motion. A unanimous vote followed.

Alecia Loveless closed the public hearing at 7:00.

Bridgett McGee, owner of Bent Fork Farm, 1743 Maple Street, was before the Planning Board to discuss a new irrigation pond for the farm. She wasn't sure if she needed a site plan review before moving forward.

Linda Moore motioned to waive site plan review. Jerry Blanchard seconded the motion. A unanimous vote in favor followed.

The Planning Board opened the one sealed bid they received for the Master Plan. The proposal was submitted by ADG – Arnett Development Group LLC of Concord, NH in collaboration with the NCC – North Country Council.

Each Board member took a copy of the proposal with them. It will be discussed at the first Planning Board meeting in May.

The Board reviewed the minutes from March 12, 2025. Linda Moore motioned to approve the minutes as written. Sally Fitzgerald seconded the motion. The motion passes unanimously.

The Board discussed appointing a new liaison to the Capital Improvement Committee. Alecia Loveless nominated Jerry Blanchard. Rob Gilgen seconded the motion. The motion passed unanimously.

The board discussed numerous businesses in town that did not come before the board and requested the clerk sent letters; L.A.M. Woolen product, Bonilla Bread (new retail out building), and Rusty Metal autobody shop.

There being no further business, Jerry Blanchard motioned to adjourn the meeting. Alecia Loveless seconded the motion. A unanimous vote followed.

Respectfully submitted by,

Dawn Ferringo, Planning and Zoning Clerk