

TOWN OF BETHLEHEM
Planning Board Meeting
May 14, 2025
Minutes

Present: Alecia Loveless (Chair), Sean Gawlik, Linda Moore, Jerry Blanchard, and Rob Gilgen

Absent: Sally Fitzgerald and April Hibberd

Alecia Loveless opened the meeting at 6:00

The first order of business was to review the Master Plan proposal submitted by ADG – Arnett Development Group LLC.

Rob Gilgen had questions regarding public participation and outreach, which was missing from the proposal. Stuart Arnett pointed out that the proposal outlined phase one of a two phase process. The first phase would include collecting data and GIS information. Phase two would include the public outreach piece, but only if there was funding after next year's town vote. North Country Council ED Michelle Moren-Grey was present to discuss the specifics of the mapping data.

Sean Gawlik motioned to enter into an agreement with ADG for phase one of Bethlehem's new Master Plan. Jerry Blanchard seconded; an all in favor vote followed.

Alecia informed the Planning Board that the Selectboard requested they take over sign permitting. After a brief discussion Alecia Loveless motioned the Planning Board take over the governing all sign permitting in Bethlehem. Rob Gilgen seconded; a unanimous vote followed.

The Planning Board Clerk presented the board with two draft enforcement letters pertaining to two businesses in town that did not have sign, nor had they come before the Planning Board for site plan review.

Jerry Blanchard motioned to send the letters as written. Linda Moore seconded; a unanimous vote followed.

The board reviewed the minutes from April 9, 2025. Jerry Blanchard motioned to approve as written. Rob Gilgen seconded the motion, which passed 4-0. Sean Gawlik abstained due to absence.

In other business Sean Gawlik asked the Planning Board to request the clerk seek feedback from NHMA regarding the new Short Term Rental application. Alecia Loveless motioned to send the STR application to NHMA for feedback. Sean seconded the motion which passed unanimously.

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