

The TOWN OF BETHLEHEM
Planning Board Master Plan Kick Off Meeting
July 9, 2025
Minutes

Present: Alecia Loveless, Linda Moore, Jerry Blanchard, April Hibberd, and Rob Gilgen
Absent: Sally Fitzgerald and Sean Gawlik

Alecia Loveless called the meeting to order at 6:00

The first order of business was to hear an application for a minor subdivision submitted by Mark and Kim Koprowski for their property located at 1901 Main Street, tax map 203 lot 1, also known as the Bethlehem Country Club.

Planning Board member Rob Gilgen asked to be recognized before Alecia opened the public hearing.

Rob explained to the Planning Board that he had done some research on the deed restrictions and discovered that there were conditions in place that prevented the applicant from moving forward with this application at this time.

The warranty deed filed with Grafton County under Book 4577 page 6999 states the following:

"The premises conveyed herein shall continue to be operated as an 18-hole public golf course, with substantially the same configuration as the time of the sale, which may include businesses accessory to the golf course such as a restaurant or ice cream shop. This restriction shall remain in effect for a period of five years from November 20, 2020, and thereafter shall expire and be of no further effect."

Considering this discovery, Jerry Blanchard motioned to deny the request. Linda Moore seconded the motion and a unanimous vote in favor followed.

Gardner Kellogg, who was in attendance to present the subdivision plan for the Koprowski's asked if a new application would need to be submitted or would this one stand. He was informed there would need to be a new application.

Some abutters to the golf course were concerned that they did not receive abutter notices. It was pointed out to them that the gold course was comprised of more than one lot and only the direct abutters to Map 203 Lot 1 were considered abutters for this proposal.

Kenneth McKim of 73 Fairways Dr, Unit 9 expressed his concern for the golf course and asked if Bethlehem understood the history and significance of a Donald Ross golf course. He noted that the golf course as it is today is not maintained and unplayable. He feels the current owner is in breach of every single condition of the contract and urged the Town to take action.

Selectboard member April Hibberd offered a historical overview on how the Koprowski's came into possession of the golf course. She noted that a warrant article was put forth to the voters asking if the town should sell or keep the course. Ultimately the votes were in favor of selling. She agrees that the agreement with the Koprowski's didn't go far enough with conditions.

The next order of business was a brief Master Plan update. The clerk let the Board know Stuart Arnett had reported that he and Michelle Moren Gray of North Country Council were finalizing the online survey.

The Board reviewed the minutes from 6/11/2025. Jerry Blanchard motioned to accept the minutes as written. Linda Moore seconded the motion; a unanimous vote followed.

The Board reviewed the minutes from 6/25/2025. Linda Moore motioned to accept the minutes as written. Jerry Blanchard seconded the motion; a unanimous vote followed.

Lori-Anne Murphy, 116 Pinewood Ave is before the Board for a conceptual meeting for her home business, L.A.M.'s "Wool" Handknits. Lori-Anne explained that she first began selling her handknit items at the Bethlehem Community Market, but that came to an end during Covid. At that time, she began selling from her house. During the summer months she operates from a tent in the yard, and in the winter, she moves the operation indoors. Her foot traffic is light at her home location, but she also travels to craft fairs and other outdoor markets.

Jerry Blanchard motioned a waive site plan review for L.A.M.'s "Wool" handknits. Rob Gilgen seconded the motion. A unanimous vote followed.

The Planning Board discussed enforcement letters for Bonilla Bread's expansion/change of use, and the Elks Club new internally lit signs. The clerk will work with the Code Enforcement Officer to get the letters out.

Alecia Loveless motioned to go into nonpublic per RSA 91A-3 II for reasons pertaining to legal. Rob Gilgen seconded, and a roll call followed. The board discussed matters pertaining to Eversource's U199 rebuild. April Hibberd motioned to come out of nonpublic session. Jerry Blanchard seconded, and roll call followed.

There being no further business, Jerry Blanchard motioned to adjourn. Rob Gilgen seconded, a unanimous vote followed.

Respectfully submitted by,

Dawn Ferringo
Planning and Zoning Clerk