



BETHLEHEM PLANNING BOARD
PUBLIC NOTICE

Notice is hereby given that the Bethlehem Planning Board will hold the following public hearings on Wednesday, December 17, 2025 at 6:00 pm. in the meeting room on the third floor of the Town Offices, 2155 Main Street, Bethlehem New Hampshire for:

Application 203-001-SD-2025: Bethlehem Country Club LLC (Owner), Gardiner Kellogg and Mark Koprowski (Agents); requests final review of a subdivision plan to subdivide a 1.62-acre parcel from an existing 99.26-acre parcel. The property is located at 1901 Main Street, identified as Map 203 Lot 001, in the District 1 Main Street (D1-M) Zone.

Proposed Zoning Ordinance Amendments: The Planning Board will be holding the first public hearing on the proposed amendments to the Zoning Ordinance. The Board will be discussing the following proposals:

1. To update all Accessory Dwelling Unit (ADU) regulations and definitions to comply with current New Hampshire state law.
2. To establish the maximum living area of an Accessory Dwelling Unit at 950 square feet.
3. To update the Sign Regulations section to state that signs are approved by the Planning Board, except signs located within the public right-of-way, which shall be approved by the Selectboard.
4. To add references to the state statutes that grant the authority to create the related sections of the Zoning Ordinance.
5. To add a new Article VIII, Commercial and Industrial Noise, to establish maximum permissible sound levels for non-residential uses.
6. To amend the Personal Wireless Service Facilities (e.g., cell towers, antennas) section to clarify that, under State law, applications to collocate or modify equipment on an existing facility are reviewed only for compliance with building permit requirements and are not subject to zoning or land-use review; and to add the required appeal process.
7. To correct minor grammatical and formatting errors throughout the document, with no substantive changes to the content or meaning of any section.

The full text of the amendments is available at Town Hall during regular business hours and on the Town's website: <https://bethlehemnh.gov/>.

The public can participate in this hearing either in person or by Zoom video conference by following the link found on the Town of Bethlehem website: Bethlehemnh.gov.

Public comments are welcome in person at the hearing or may be submitted in writing to the Planning Board prior to the meeting at:

Bethlehem Planning Board – 2155 Main Street – Bethlehem, NH 03574

Zoom

<https://us06web.zoom.us/j/82969003391?pwd=TONuHVc3aGILpOPmbo3JWmekYQDhGF.1>

Meeting ID: 829 6900 3391

Passcode: 018414

One tap mobile

1(305)224-1968 or 1(309)205-3325