

**Minutes  
Bethel Planning Board  
Drafted 2.17.10**

**Wednesday, February 10, 2010  
7:00 PM Regular Meeting:**

**Town Office**

Members Present: Allen Cressy, Jon Cowan, Ginger Kelly, Andrew Glasfeld  
Members Absent: Francis Dumont, Larry Engdahl, Craig Davis  
Staff Present: None  
Others Present: Bob Berry, Rick Dunton, Maine-Land Development

Full content of the meeting is available in WMA format

1. Call to Order:

Chairman Cressy called the meeting to order.

2. Opening Statement:

Chairman Cressy stated that the meeting would follow the published agenda and that applications would be reviewed under the current Town Code.

3. Declaration of Quorum:

Chairman Cressy noted the absences, above, and declared a quorum. He welcomed new member, Andrew Glasfeld, to the Board.

4. Approval of Minutes: Regular Meeting, January 27, 2010, Public Hearings for Farwell Mountain Estates, Phase II and Mountain Valley Subdivision, Phase II, January 27, 2010

Jon Cowan made the motion to approve the minutes of the Farwell Mountain Public Hearing, Ginger Kelly seconded the motion; it was unanimously approved. Jon Cowan made the motion to approve the minutes of the Mountain Valley Public Hearing, Ginger Kelly seconded the motion; it was unanimously approved. Jon Cowan made the motion to approve the minutes of the regular meeting of January 27, 2010, Ginger Kelly seconded the motion; it was unanimously approved.

5. Communications: None

6. Determination of Applicability: None

7. Action on Applications:

A. Sign Applications:

1. Applicant: Erika Despres, Isabella's Sticky Buns  
Location: Map 25 Lot 147

The applicant was absent and no action was taken.

B. Old Business:

1. Subdivision Application

Project Name: Farwell Mountain Estates, Phase II  
Applicant: Farwell Mountain Estates, Inc.  
Authorized Agent: Rick Dunton, Main-Land Development Consultants  
Location: Map 22 Lot 29

Chairman Cressy reviewed the action on the application to date and highlighted the major issues.

Chairman Cressy asked if there were any members of the public who wished to speak; there were none.

He asked Bob Berry and Rick Dunton to give an informational presentation on Stormwater Management Plans in general. Mr. Berry and Mr. Dunton explained the principles of Stormwater Management to the Board.

Rick Dunton presented the Farewell Mountain Estates Stormwater Plan to the Board; there was considerable discussion.

After discussion Ginger Kelly made the motion to approve the Stormwater Management Plan; it was unanimously approved.

Ginger Kelly made the motion to table the application; Jon Cowan seconded the motion; it was unanimously approved.

2. Subdivision Application

Project Name: Mountain Valley Subdivision, Phase II  
Applicant: Dumont Enterprises, LLC  
Authorized Agent: Bob Berry, Main-Land Development Consultants  
Location: Map 9 Lot 6-1-1

Allen Cressy recapped the action on the application to date and highlighted the major issues. He asked Bob Berry to present an overview of the Stormwater Management Plan.

Bob Berry presented an overview of the Stormwater Management plan; there was considerable discussion. No action was taken.

Ginger Kelly made the motion to table the application, Jon Cowan seconded the motion; it was unanimously approved.

3. Subdivision Application

Project Name: Nordy Hill Subdivision  
Applicant: East Bethel Road, LLC  
Authorized Agent: Bob Berry, Main-Land Development Consultants  
Location: Map 9 Lot 34

Allen Cressy recapped the status of the application and reviewed the areas of concern.

He recognized Bob Berry of Main-Land Development. Bob Berry gave a brief overview of the project; however the bulk of the discussion centered on the surprising news that one of the lots, Lot 3, was under a purchase and sale and ready to close imminently. There was considerable discussion. Main-Land Development was requested to provide a written summary of the land use issues pertaining to the conveyed lot.

Jon Cowan made the motion to table the application, Ginger Kelly seconded the motion; it was unanimously approved.

C. New Business:

8. Non-Application Items:

A. Other Business: -

B. Announcements: Upcoming meetings: Regular Meetings, February 24, 2010

9. Adjournment:

Ginger Kelly made the motion to adjourn; it was unanimously approved.