

**Minutes
Bethel Planning Board
Drafted 3.01.10**

**Wednesday, February 24, 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: Sarah S. Tucker-Substitute Planning Assistant
Others Present: Bob Berry, Main-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.

4. Approval of Minutes: Public Hearing, Nordy Hill Subdivision, February 10, 2010
Regular Meeting, February 10, 2010

Jon Cowan made the motion to approve the minutes of the Nordy Hill 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 February 10, 2010, Ginger Kelly seconded the motion; it was unanimously approved.

5 Action on Applications:

A. Sign Applications:

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

The Planning Assistant stated that she had received a letter from Erika Despres authorizing her to represent the sign application. She also stated that a copy of the lease was in the file.

Al Cressy stated that the Sign Ordinance was applicable and that the applicant had applied for two signs; one 12 square foot free standing sign and one 12 square foot wall sign.

Jon Cowan made motion to find that the applicant has standing; Andrew Glasfeld seconded the motion; it was unanimously approved.

Jon Cowan made the motion to approve the free standing sign, as amended, Ginger Kelly seconded the motion; it was unanimously approved.

Ginger Kelly made the motion to approve the wall sign, Andrew Glasfeld seconded the motion; it was unanimously approved.

Al Cressy asked that the applicant be notified that the Board was not happy that she had installed her signs prior to approval.

B. Old Business:

1. 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 status of the application.

Bob Berry of Main-Land Development updated the Board on the status of the outstanding items. He stated that the applicant had decided on a performance guarantee, not an improvement guarantee, and also said that the applicant had not made a final determination as to whether or not electric utilities would be underground.

Al Cressy noted for the record that there were no members of the public present; however he stated that there had been an email communication from Ken Hotopp, an interested party, not an abutter, who lives in the Mountain Valley Subdivision, Phase I. Mr. Hotopp had attended a previous meeting, his email included lot design questions pertaining to specific lots. The Chairman recognized Bob Berry.

Mr. Berry stated that he had reviewed the lot lines, set backs, and test pits on each of the lots. He stated that he would attest that all lots were conforming, with the exception of Lot 16 where, in fact, the test pit was located within the setback of a pond. He said that it would be corrected immediately. He continued that all of the lots as drawn have room for a 3 bedroom house, septic, and well; some lots may support more than a three bedroom house, however it is not incumbent on the applicant to prove that. It is stated in the soils report that the test pits can support a 3 bedroom house.

Mr. Berry continued that there seemed to be some confusion on the part of Mr. Hotopp regarding 20% slope setback requirements; there is no setback from a 20% slope, there is no required setback until you reach a 33% slope. Mr. Berry stated that Darryl Brown,

who investigated the test pits, is a licensed state evaluator and one of the criteria he screens for are steep slopes. There was discussion of subdivision design. Chairman Cressy reiterated to the Board that it is neither the Boards nor the Applicants intent to design each house lot. It is only incumbent on the Applicant to provide evidence for a minimum of resources for human occupancy: in this case domestic water supply and wastewater disposal. The layout design of each house lot is up to the lot buyer.

The Planning Assistant was asked to send a response to Mr. Hotopp.

Allen Cressy addressed the matter of the location of the fire cistern; a letter had been received from the Fire Chief approving the proposed cistern location.

Ginger Kelly made the motion to read the letter from the Fire Chief into the record, Jon Cowan seconded the motion; it was unanimously approved.

The Planning Assistant read the letter in to the record.

Bob Berry stated that he had brought a drawing of the cistern design with him.

Jon Cowan made the motion that the cistern design drawing be read in to the record, Andrew Glasfeld seconded the motion; it was unanimously approved.

Allen Cressy asked that Richard DiPlacido provide a letter approving the location of his cistern on his land.

Allen Cressy stated that he had confidentially reviewed the letter of financial capacity provided by a bank and that he was satisfied with the letter; it was available in the file if other wished to review it.

Bob Berry presented the Stormwater Management Plan; there was considerable discussion.

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

Bob Berry presented the road plans and profiles; there was considerable discussion. Bob was asked to show the shared driveway for lots 24 & 25 on the plan.

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

2. 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 outstanding items. He noted for the record that there were no members of the public who wished to speak and recognized Bob Berry of Main-Land Development.

Bob Berry presented the Stormwater Management Plan; there was considerable discussion.

After discussion Andrew Glasfeld made the motion to approve the Stormwater Management Plan, Jon Cowan seconded the motion; it was unanimously approved.

Bob Berry presented the road plan and profiles; there was discussion of drainage.

Ginger Kelly made the motion to table the application until all outstanding items for the final plan were provided, Jon Cowan seconded the motion; it was unanimously approved.

6. Adjournment:

Jon Cowan made the motion to adjourn; it was unanimously approved.