

Attending: Peter Dohrn (Chair), John Duddie, Carla Hodgdon, Joanne Kent, Cecil Washburn.

1. **Call to Order:** 7:46 PM.
2. **Review / Finalize Agenda:** One addition in 'OTHER' [Report for Town Meeting]. Otherwise, accepted as distributed in draft on 12/09/09.
3. **Minutes: Meeting of 11/18/09:** Accepted as distributed in draft on 11/22/09.
4. **Correspondence:** (a) Project Review Sheet for wind turbine on New Boston Road [at the corner of Bethel, Stockbridge and Rochester] – file; (b) permit for water and septic, McCusker, Camp Brook Road – file; (c) acknowledgement of application for 4-lot subdivision on Hooper Hollow Road – file.
5. **Discussion: Comments from Public Hearing / Next Steps:** Commission members worked through points made by attendees at the Public Hearing immediately preceding this meeting:
 - Desire for 'privacy' – when zoning was adopted by the Town, there were 1 or 2 houses along this stretch of MacIntosh Hill Road- there are now 10-12. Doesn't seem fair for potential new residents to be denied when most existing residents weren't.
 - Impact on habitat- wildlife 'corridors' will continue to be abundant; 10-acre lots will assure ample room along road for wildlife crossings; a relatively small proportion of the Resource Conservation District only *might* be affected by this proposal; Bethel has a much greater proportion of land in Resource Conservation than surrounding towns.
 - Impact on taxes- there would be none until when and if landowners decided to subdivide; higher appraisal would be considered a bonus if landowners wished to sell.
 - Impact on Town crew for maintenance – the existing 'end' of the Rural Development District was set in 1979 because it was where plowing trucks turned around- the road was not kept open during the winter. Since then, the road has been upgraded and is plowed. Areas that tend to wash out have been maintained yearly.
 - No utilities for most of this stretch of the road – The onus for assuring utilities is on the buyer of a property.

It was pointed out that surrounding towns (a) in general have fewer base zoning districts than Bethel, and (b) are experiencing development at a greater rate than Bethel. To increase the tax base, property owners in Bethel need the option to subdivide... this proposal provides just that. No landowner who does not wish to do so need not. The proposal is consistent with the existing Town Plan. This proposal makes sense for Bethel.

John Duddie made a motion to forward the proposal to the Select Board: An amendment to the Bethel Zoning Ordinance which would extend the Rural Development District (RDD) along McIntosh Hill Road from where it currently stops to the Bethel-Randolph town line. The depth of the extended RDD would have the same setbacks from the road centerline as the existing RDD. Cecil Washburn seconded the motion. Chair Dohrn called for a vote on the motion. Voting in the affirmative- Duddie, Hodgdon, Kent, Washburn. The motion passed. Carla will help Peter prepare the official transmittal.

