

Bethel Planning Commission  
**Report of Public Hearing on 12/16/09**

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Planning Commission: Peter Dohrn (Chair), John Duddie, Carla Hodgdon, Joanne Kent, Cecil Washburn. Public: Chris Costanzo, Margaret Costanzo, Geoff Gilman, Danielle Mowery, Carl Russell, Olenka Stanchak, Yaroslav Stanchak.

7:10 PM Public Hearing called to order. Proposed amendment to the Bethel Zoning Ordinance would extend the Rural Development District along MacIntosh Hill Road from where it currently stops to the Bethel-Randolph town line. The depth of the extended Rural development District (RDD) would have the same setbacks from the road centerline as the existing RDD.

Comments were solicited from those in attendance, the Chair asking that speakers limit themselves to making their points once, not repeatedly.

**Yaroslav Stanchak:** The proposed amendment would not impact his property of 30 acres, as he resides on Trout Brook Road. He is not supportive of it for three reasons: (1) the area provides wildlife habitat, with numerous species crossing the road; (2) there are several particularly steep sections of the road and increasing residences would increase the need for town crew maintenance. Several sections of the road tend to wash out and any great increase in traffic would be detrimental; (3) regarding utilities: there is no power beyond the Lupton property, the topography is very 'French' for septic- rocky, doesn't drain well. In addition, lots be worth more if *could* be subdivided according to a local appraiser even though it is not the practice of our present Listers as they do not feel a tax increase is justified for this reason alone.

**Chris Costanzo:** Not necessarily opposed to this proposal. Bought his present residence for privacy. Wonders if this is spot zoning and a proposal such as this should be made within the context of the Town Plan. Understands that the frontage requirement would not allow development on a number of lots along the affected section of MacIntosh Hill Road, and that being the case, wonders why the change is proposed. [DRB issuance of variances for frontage requirements was acknowledged by several in attendance.]

**Geoff Gilman:** Has been a resident of Bethel for thirty-nine years and spent much time growing up and as an adult with friends residing on MacIntosh Hill Road. No one could care more for the area more than he does. There is a time for change.

**Carl Russell:** Has concerns for the Resource Conservation District surrounding MacIntosh Hill Road. The typical landscape is wildlife habitat, consists of shallow soils and riparian pools, and is a groundwater recharge area. Feels that 10 acre zoning in the area is not recommended.

No additional comments were offered.

Public Hearing adjourned at 7:45 PM.

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Approved: 01/20/10.