

Bethel Planning Commission
Minutes: Meeting of 10/21/09

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Attending: Peter Dohrn (Chair), John Duddie, Carla Hodgdon, Joanne Kent, Eric Richardson, Cecil Washburn, Craig Wortman. Guests: Geoff Gilman, Danielle Mowery.

1. Call to Order: 7:05 PM.
2. Review / Set Agenda: No changes from draft distributed 10/09/09.
3. Zoning Districts minimum lot size: Mr. Gilman & Ms. Mowery requested information regarding establishment of minimum lot size- when, why, etc. Their particular interest was a lot in the Rural Conservation District (20-acre lot minimum) and they were hoping that the Commission would consider changing minimum lot size there to 10-acres. Discussion: 20-acre lots too expensive for taxpayers if developed; State planning includes emphasis on maintaining forestland; characteristics of most RCD lands preclude development; in general, lot zoning is not favored. **Motion by Wortman: Amend the Base Zoning Districts to extend the Rural Development District to the same distance as the existing portion of RDD along MacIntosh Hill Road from where it currently stops to the Bethel-Randolph town line. Seconded by Kent. In the affirmative: Duddie, Hodgdon, Kent, Richardson, Washburn, Wortman. The motion passed.** The Planning Commission will warn a Public Hearing on this change for the third Wednesday in November. Obtaining and maintaining 'interested party' status was explained to Gilman and Mowery.
4. Minutes Meeting of 08/19/09: Adopted as distributed in draft on 08/20/09.
5. Correspondence: (a) quick review of summary sent 10/02/09 – attached; (b) two permits for septic and water- Law on Gilead Brook Road, Hodgdon on Sand Hill Road; (c) notice of minor boundary line adjustment, Bethel/Stockbridge- Lunna and Sementilli properties.
6. Contingency plans MPG & Public Survey: Municipal Planning Grants are not going to happen this year. Should another public survey happen, we need to find alternate funding. The minimum needing funds is paper, printing costs, postage, envelopes. Commission members would tally responses. Hodgdon would collate comments. Hodgdon will gather information on actual costs for the minimum needs mentioned.
7. OTHER: (a) brief report of roundtable on 10/07 by Dohrn and Hodgdon; (b) Duddie did not receive last mailing from VLCT- Hodgdon will follow up.
8. Next Meeting / Agenda Items: **Wednesday, NOVEMBER 18** at the Bethel Town Office

7:00 PM – Public Hearing, amendment to RDD along MacIntosh Hill Road.

Immediately following- regular monthly meeting:
Public Survey costs/possible funding.
9. Adjourn: 8:20 PM.

Distributed: 10/22/09.