

Bethel Development Review Board  
Tuesday, April 19, 2016  
Draft Minutes of Meeting

Board Members Present: Eric Benson, Keith Bollman, Charles Washburn, Newt Whitcomb, Penny Griffin, Robert Leister.

Public Present: Several (See Sign-in Sheet)

The meeting was opened at 7:00 PM.

The purpose of the meeting was for an informational presentation by Zarenda Group representative Matt Casey, of a contemplated subdivision and development of a 2 acre parcel currently owned by Micheal & Floemelin Bilodeau. The property is located on Pleasant Street adjacent to the north of the David & Carla Hodgdon property and across the street from Richard's Trailer Park. The Developer is contemplating siting a 9100 square foot one story building on a concrete slab along with 49 parking spaces to be occupied by a Dollar General store. The property is located in the Village Commercial District and would require a conditional use approval by the DRB for Roadside Commercial use. The property is also in the FEMA 100 year flood zone and would, at a minimum, require the lowest level (first floor) to be 1 foot above the base flood elevation.

Mr. Casey was invited to introduce the proposal to the DRB and members of the public present. A survey and satellite image were provided of the proposed 2 acre lot along with the footprint of the building, paved parking lot, fencing and setbacks. Mr Casey also brought with him a poster board sized color rendering of the proposed flat roofed, brick and block commercial building (other designs could be considered). Exterior lighting for the building and parking areas would be turned on ½ hour before opening and ½ hour after closing. He indicated that to achieve the required elevation for the building, the lot will need to be raised with fill in the area of the building and parking areas. Mr. Casey was aware of an old, decommissioned town water line running through the property and would take precaution if the project were to move forward regarding disturbing the pipe. The building would be connected to Town water and possibly the Town sewer system. The tentative operating hours for the store would be 8 am - 9 pm (10 pm on Friday & Saturday). The typical store this size has 8 – 10 employees, 1 or 2 being full time. There would be one semi-truck delivery per week during business hours, and deliveries from smaller vendors as needed throughout the week. Approximately 40% of the floor space is used for grocery related products.

Concerns voiced from the Board members and public included the effects of flood waters on neighboring properties due to the displacement of the area to be raised with fill; the effects on wildlife that currently use this area; the effects of cars being parked in the lots possibly leaking oil, etc. and being in the well head protection zone; possible reduction in State/Federal disaster reimbursement for future floods, etc. if the Town allows development in the flood zone; the effects of increased traffic in the area; the quality of the products typically sold in these stores; the possible use of impervious asphalt in the parking areas for increased absorption of rain water, snow melt, etc. as well as the demographics of the area supporting a store of this size.

The Board Chair advised Mr. Casey of the additional requirements in Section 277 for Conditional Use approval in the Flood Hazard Overlay District, of which he was aware.

Once all questions and concerns had been voiced, Mr. Casey thanked the Board for the opportunity to meet and he along with the majority of the public present departed.

The minutes of the March 15, 2016 minutes were then reviewed, revised and approved. There being no other business at hand, the meeting was adjourned at 7:45.

Respectfully submitted,

Eric Benson

Minutes Approved 06/07/16