

Bethel Development Review Board  
Tuesday, July 17, 2018  
Minutes of Meeting

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

Public Present: None

The meeting was opened at 7:05 PM for the purpose of hearing a request for conditional use by Valley Motor Sales, Inc for the former Valley Equipment building located at 207 Pleasant St. The property is identified as ID #16-012.000, Map #10-044.000. The property is a 1.9 acre lot located in the Village District, having a minimum lot size requirement of 20,000 SF with 15' set backs from all property boundaries and road frontage.

The Applicants were invited to explain the proposed use of the existing building and land. Mr. Dennis Wood, Principal of the company, explained that he was in the process of selling the property across the street from the subject that houses the current Valley Motor Sales business. He is retaining this parcel and wishes to move the business across the street to this location. Mr. Wood gave a brief history of the uses of the building which formerly was Valley Equipment Sales (lawn & garden equipment, snow mobiles and camper sales) as well as second hand furniture shops and a church. He also provided historical aerial photos that showed the lot used as a car lot for Valley Motors dating back to the late 1950's. The proposed use as the office for the business would not change the foot print of the structure and there will be no automotive service work being done on site (no hazardous waste storage). There will be no additional exterior lighting added and only a small business sign affixed to the building.

Discussion ensued regarding the current FEMA flood map that indicates the 100 year flood zone runs through the property even though the lot extends 500' +/- at a consistent grade from the street towards the rear of the lot. The applicant was encouraged to engage a surveyor to establish elevations to provide evidence to FEMA to revise the map.

The Board then reviewed Section 6.8 of the Bylaw for Conditional Use Criteria. After additional discussion, a motion was made by K. Bollman to approve the request. N. Whitcomb provided a second and the motion passed by a unanimous vote.

There being no other business, the meeting was adjourned at 7:31 pm.

Respectfully submitted,

Eric Benson