

BETHEL PLANNING COMMISSION
Public Hearing on 07/20/16

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Attending: Eric Benson [DRB], Mike Bilodeau [Landowner], Ruth Clough [DRB], Andrew Delaney [PC, Chair], Fred Dieffenbach [PC], Peter Dohrn [PC], Carla Hodgdon [PC], Chris Sargent [TRORC], Cecil Washburn {PC}.

This Public Hearing to gather public comments on proposed amendments to the Bethel Zoning Ordinance and Bethel Subdivision Regulations, to be combined and hereafter known as the 'Bethel Unified Bylaw' called to order at 7:07 pm and those attending invited to speak.

It was pointed out that 'light industrial' was a conditional use in the Core Business District but not in the Village District [p. 33 & 34]. *[This was an oversight when existing districts were combined.]*

The formula for minimum road frontage [p. 85] was difficult to understand. *[This was mistakenly transcribed as 3X2 rather than 3X².]*

The one-year time period regarding non-conforming uses was questioned, being a shorter period than previously [p. 14]. *[Shortening the time period to one year was intentional.]*

A definition of 'undue impact' was requested in regard to Ancient Roads and Trails [p. 26]. *[Examples defining 'undue impact' were provided and resolved the concern.]*

Why 'Minor Subdivision' was removed as a Permitted Use in the Village District was questioned [p. 34]. *['Minor Subdivision' was removed from any base zoning district where it previously appeared. Minor subdivisions are addressed in Chapter 7, 'Subdivision Regulations' in this Unified Bylaw.]*

The Commission was queried whether new development would be allowed in the Floodplain Overlay District. *[New structures are prohibited in the proposed Unified Bylaw.]*

The question as to 'what is in effect' and/or 'when' was raised. *[With the hearing process started, permit requests will be weighed against the proposed amendments. Should the proposed amendments not be adopted, another permit could be filed.]*

Numerous typographical and grammatical errors were corrected, as well as some language 'cleaned up'. There being no further comments the Hearing was adjourned at 7:55 pm.

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