

Bethel Planning Commission
Minutes: Meeting of 11/18/09

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Attending: Peter Dohrn (Chair), Carla Hodgdon, Joanne Kent, Eric Richardson, Cecil Washburn, Craig Wortman. Absent: John Duddie Guests: Chris Costanzo, Yaroslav and Olena Stanchak.

1. Call to Order: 7:03 PM.
2. Agenda: Change to agenda, item 6. Public Survey moved to top of list due to early departure needed for Carla and Craig.
3. Public Survey a) Probable costs: Talked with Scott Putney, approximately \$1,500 to print survey, this includes costs of printing and postage for initial mailing and return envelope. b) Planning Commission will participate in preparation for mailing and collating returned surveys. c) Seek some of funding costs from Rotary and BBA d) Possible to send survey out with town report, saving cost of envelope and postage; however, will return envelope be possible? Also, concern how many people look at the town plan? Joanne will broach with Rotary. Carla will broach with BBA and discuss how to distribute with Delbert.
4. Minutes of the 10/21/09 meeting were adopted as drafted.
5. No Correspondence.
6. Discussion on Amending 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. **NOTE:** Public Hearing was not properly warned by The Planning Commission; therefore, the hearing will be scheduled for the third Wednesday in December (16th). Peter will assure proper warning. Guests Chris Costanzo, Yaroslav and Olena Stanchak brought up several points for the hearing. a) Will this be an isolated case? b) How will it affect land that is partially included in the new RDD zoning? c) Will taxes go up for land owners affected by zoning change - i.e., if land is now subdivide-able will this increase assessment and taxes? d) Is this isolated change supported by the town plan? Chris will write an article for the paper about the hearing and issues.
7. Next Meeting / Agenda Items: **Wednesday, December 16, 2009 at the Bethel Town Office**

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

Immediately following- regular monthly meeting:
8. Adjourn: 8:20 PM.

Distributed 11/22/09.
Adopted 12/16/09.