

6/17/10

**Town of Bethlehem Development Planning Committee (DPC)  
Bethlehem Town Hall  
Room 101, first floor**

**10:00 start time**

**Applicant: Hamden Woods, Capital Development Group, Malden Lane, Kimmey Drive, Delmar, proposed 66 single family townhomes**, on 26.6 acres, tax map parcel 109.00-1-2.1, five (5) private roads and two (2) Town roads, in Delmar fire district, in Residence A “RA” zone, Requesting zoning change to PDD, in water district, in sewer district, in Bethlehem Central school district. Applicant indicated that the townhome would be privately owned with the outside maintenance performed by the Homeowners Association, similar to Walden Fields. Buildings will be two stories with garage. All units face private roads. Plans show approximately 20’ - 30’ rear yard to wetland buffer. There are approximately 21 acres of developable acres. Town advised applicant to update traffic impact (Hampton Street connection), wetland, geotechnical, stormwater, sewer, water and archeological studies. Applicant asked to review existing and proposed buffer areas. Project will be marketed to “non-families”, retirees and young professionals. Some residents in attendance oppose the proposed zone change to PDD, others liked this concept better than the previously proposed larger-scale condominium project. Applicant has 6 different building floor layouts, ranging between 1500 and 2700 sq. ft. Town suggested modifying design so that the garage doors were not the dominant feature on the building (i.e. side load garage). Town reminded Applicant that the Town will not own or maintain water and sewer lines on private property. Both public and private roads must be designed to meet Town standards. No common recreation facilities are shown on the plan. No grading plan has been created yet. Applicant advised to withdraw current application and submit new application showing new design.

*Project previously before the DPC on 11/17/05.*

Town attendees: Mike Morelli, Jeff Lipnicky, Robert Leslie, Josh Carvajal, Paul Penman, Terry Ritz, Josh Carvajal, Tim Beebe, Sam Messina, John Smolinsky, George Leveille, Gregg Sagendorph.

Applicant representatives: Joe Bianchine, Luigi Palleschi, John Hodorowski Sr.

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**Disclaimer**

During this meeting of the DPC, prospective developers presented development concepts and received feedback from the Town on a host of development related issues. The DPC discussed a variety of issues including, among other things, the following:

- consistency with the planning, zoning, building code and land use regulations.
- environmental impacts.
- compliance with stormwater regulations.
- neighborhood compatibility.
- availability and adequacy of public facilities (water mains, storm drainage, sanitary sewer, and roads).
- consideration of fire and life safety.
- potential for land conservation or park land development.
- economic and fiscal impacts.

The issues discussed during this DPC meeting are not to be viewed as a full project review. Once the project is formally submitted to the Town of Bethlehem Town and/or Planning Board, each project will receive a full review by the appropriate Town Departments, and/or a Town Designated Engineer.