

## Meeting Notes

### Comprehensive Plan Assessment Committee (CPAC)

6PM, Thursday August 23, 2012, Town Hall Auditorium

**Attendees:** David Barnet, James Booker, Jessica Brand, Linda Jasinski, Edward Kleinke, Jill Knapp, Valerie Newell, Lee Rosen, Loretta Simon, Bruce Smith, Paul Tick

**Elected & Appointed Officials & Town Staff Present:** John Clarkson, John Smolinsky, Mike Morelli, George Leveille, Dan Coffey, Leah Farrell, Robert Leslie, Kathleen Reid

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### Meeting Summary

Supervisor Clarkson opened the meeting advising that the CPAC meetings are now videotaped and asked members and staff to introduce themselves.

John Smolinsky gave a brief summary of the history of planning in Bethlehem for the past seventy years discussing how the town transformed from a rural community into the community it is today. Beginning in the 1940's when there was no zoning and ending in 2005 when the first Comprehensive Plan was adopted.

Mike Morelli – Director of Economic Development & Planning for Bethlehem presented a Demographic & Development Trends Overview that covered data on Population, Bethlehem Households & Building Activity in the Town from the 1990's to current.

There was a discussion on the need for diversity and the demand for affordably priced housing in town, particularly for seniors and young people. George Leveille discussed the town's tax base. Currently, the town's tax base has about a 80/20 ratio; 80% being residential and 20% non-residential. Increasing the non-residential ratio of the tax base would require a significant amount of new commercial industrial development. For the size of our Town the non-residential tax base is generally "in a good place". The goal is at a minimum, to maintain that tax base and not to let the non-residential ratio decline.

The next meeting will focus more into the contents and the explanation of the Comprehensive Plan.

Next Meeting Thursday, September 27, 2012 at 6:00pm