

Just  
Be.

**BETHLEHEM ZONING BOARD of ADJUSTMENT**

**PERSONAL NOTICE**

Dear Resident,

You are hereby given notice that the Bethlehem Zoning Board will hold the following public hearing on Tuesday, May 19, 2026 at 6:00 pm in the meeting room on the third floor of the Town Offices, 2155 Main Street, Bethlehem New Hampshire for:

Application 2026-EWDR-419-052: North Country Environmental Services Inc (Owner) Rudarpa North Country LLC (Agent/Lessee) are requesting an Equitable Waiver of Dimensional Requirements because of two (2) encroachments within the northern boundary setbacks. The structures include the candlestick flare and part of a propane tank.

The public can participate in this hearing either in person or by Zoom video conference by following the link found on the Town of Bethlehem website: [Bethlehemnh.gov](http://Bethlehemnh.gov).

Public comments are welcome in person at the hearing or may be submitted in writing to the Zoning Board prior to the meeting at:

Bethlehem Zoning Board  
2155 Main Street  
Bethlehem, NH 03574

APPLICATION FOR AN EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS

Do not write in this space.
Case No. 2026-EWDR-419-52
Date Filed 4/15/2026
(signed - ZBA)

To: Zoning Board of Adjustment,
Town of Bethlehem, New Hampshire

Name of Applicant Rudarpa North Country, LLC

Address 473 Trudeau Road map 419 Lot 052

Owner North Country Environmental Services, Inc. leased to Rudarpa North Country, LLC

Location of Property 473 Trudeau Road Map 419 Lot 052
(if same as applicant, write "same")
(street, number, sub-division and lot number)

NOTE: This application is not acceptable unless all required statements have been made.
Additional information may be supplied on a separate sheet if the space provided is inadequate.

Application for an Equitable Waiver of Dimensional Requirements

An Equitable Waiver of Dimensional Requirements is requested from article Article V
section District 2 (B.) of the zoning ordinance to permit two structures encroaching into the 30 foot
side setback.

- 1. Does the request involve a dimensional requirement, not a use restriction?
(x) yes ( ) no
2. Explain how the violation has existed for 10 years or more with no enforcement action,
including written notice, being commenced by the town. NA

- or -

Explain how the nonconformity was discovered after the structure was substantially completed
or after a vacant lot in violation had been transferred to a bona fide purchaser.

Rudarpa North Country, LLC (RNC) completed an ALTA as-built survey for title insurance
purposes and was made aware of the encroachments (see accompanying drawing). The structures
include a candlestick flare (permitted under NHDES) as well as one (1) propane tank that is used
to supply auxiliary fuel for
the facility. RNC relied upon engineering surveys and corresponding plans prepared by its
construction company and the surveys were slightly incorrect when compared to the actual ALTA
survey. Please note that the current owners of the project did not own the project when the
construction was done and only very recently became aware of this issue.

- and -

How the violation was not an outcome of ignorance of the law or bad faith but resulted from a good faith error in measurement or calculation. \_\_\_\_\_

RNC was aware of the setback requirements and believed that they were adhering to this (see additional engineering drawing that shows the flare structure in compliance with the setback. RNC suggests that this was either an error by the contractor during installation, or an error with the initial survey.

3. Explain how the nonconformity does not constitute a nuisance nor diminish the value or interfere with future uses of other property in the area. \_\_\_\_\_

The abutting parcel (209-027-000-000) is owned by the same owner as the parcel in violation (North Country Environmental Services, Inc). This is located adjacent to landfill property.

4. Explain how the cost of correction far outweighs any public benefit to be gained. \_\_\_\_\_

The propane tank may be moved with limited costs, however relocating the flare would cost in excess of \$100,000 of direct costs while also causing significant facility downtime that would result in lost revenue estimated to be \$1,100,000. This encroachment also does not interfere with any unrelated, 3rd party property owner (residential or commercial) or future land use.

(Signature)

Applicant Ashley J. Browner Date 04/06/2026  
Owner Russell Andersen (Authorized) Date 4/6/2026

# TOWN OF BETHLEHEM

PO BOX 189  
2155 MAIN STREET  
BETHLEHEM NH 03574  
603 869-3351

(RSA 676:4)

## Land Use Application Fees

Applicant Name: North Country Environmental Services, Inc.

Property Map and Lot Number: Map 419 Lot 052

### Site Plan Review (SPR) Planning Board

- New construction, based on square footage of useable space:

0-1000 sq. ft'	\$ 100.00	_____
1001-3499 sq. ft'	\$ 150.00	_____
Over 3500 sq. ft'	\$ 300.00	_____

- Customary Home Occupation \$ 25.00 \_\_\_\_\_
- Subdivision – Major (*over 3 lots*) \$ 150.00 \_\_\_\_\_  
    *Additional Lots* \$ 25.00 x \_\_\_\_\_ = \_\_\_\_\_
- Subdivision – Minor (*3 lots or less*) \$ 75.00 \_\_\_\_\_
- Lot Line Adjustment \$ 50.00 \_\_\_\_\_

### Zoning Board

- Special Exception and Variance (SE) \$ 100.00 \_\_\_\_\_
- Equitable Waiver \$ 100.00 \$100.00

Administrative Abutter notification (*per abutter*) \$10.44 x 2 = \$20.88

### Recording Fees per registry of deeds

- Mylar \$64.80 \_\_\_\_\_
- Voluntary Merger \$12.00 plus one first class stamp \_\_\_\_\_

**TOTAL DUE** \$120.88



# 100 feet Abutters List Report

Bethlehem, NH  
March 18, 2026

2 Notices - \$ 20.88

## Subject Property:

Parcel Number: 419-052-000-000  
CAMA Number: 419-052-000-000  
Property Address: 473 TRUDEAU RD

Mailing Address: NORTH COUNTRY ENVIRONMENTAL SE  
C/O RYAN LLC PO BOX 4900  
SCOTTSDALE, AZ 85261

## Abutters:

~~Parcel Number: 209-027-000-000  
CAMA Number: 209-027-000-000  
Property Address: TRUDEAU RD~~

~~Mailing Address: NORTH COUNTRY ENVIRONMENTAL SE  
C/O RYAN LLC PO BOX 4900  
SCOTTSDALE, AZ 85261~~

~~Parcel Number: 419-012-000-000  
CAMA Number: 419-012-000-000  
Property Address: TRUDEAU RD~~

~~Mailing Address: FOREST ACQUISITIONS, INC.  
C/O RYAN LLC PO BOX 4900  
SCOTTSDALE, AZ 85261~~

~~Parcel Number: 419-013-000-000  
CAMA Number: 419-013-000-000  
Property Address: 476 TRUDEAU RD~~

~~Mailing Address: FOREST ACQUISITIONS, INC.  
C/O RYAN LLC PO BOX 4900  
SCOTTSDALE, AZ 85261~~

~~Parcel Number: 419-021-000-000  
CAMA Number: 419-021-000-000  
Property Address: TRUDEAU RD~~

~~Mailing Address: NORTH COUNTRY ENVIRONMENTAL SE  
C/O RYAN LLC PO BOX 4900  
SCOTTSDALE, AZ 85261~~

~~Parcel Number: 419-053-000-000  
CAMA Number: 419-053-000-000  
Property Address: TRUDEAU RD~~

~~Mailing Address: NORTH COUNTRY ENVIRONMENTAL SE  
C/O RYAN LLC PO BOX 4900  
SCOTTSDALE, AZ 85261~~

Rudarpa North Country LLC  
+  
Viridi Energy LLC  
473 Trudeau Rd.  
Bethlehem, NH 03574



www.cai-tech.com

3/18/2026

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

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IONI M. DIFONSO  
ANDREW J. DIFONSO  
4909 SARDIS RD  
MURRYSVILLE PA 15668-9445

 National  
Park Foundation.

371

4/15/2026

05/30  
032

Date

Pay to the  
Order of

Town of BETHLEHEM

\$ 100.28

ONE HUNDRED AND 28/100

Dollars

 PNC BANK

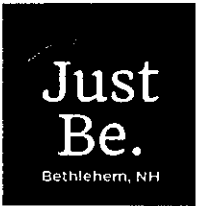
GLACIER NATIONAL PARK

For

ZCA FEE - VIRIDI/RODARSA



⑆043000096⑆ 1056586279⑈ 0371



**Town of Bethlehem**  
2155 Main Street PO Box 189  
Bethlehem, NH 03574  
(603) 869-3351 Fax (603) 869-2280  
www.bethlehemnh.org

Building Permit #: 2021-65  
~~2019-35~~ Map & Lot: 419-52

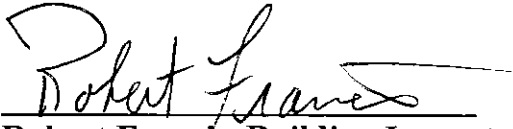
Location: 473 Trudeau Rd Owner: North Country Environmental Services

## CERTIFICATE OF COMPLETION

Date Issued: 07/28/2025

**THIS CERTIFIES** that the building project located at the above referenced location is complete. The property was inspected and is in substantial conformance with the plans provided at the time of the Building Permit Application and is in accordance with all applicable local and state codes and regulations.

The occupancy for which this certificate is issued is commercial use.

  
Robert Francis, Building Inspector

Cc: File

**TOWN OF BETHLEHEM CERTIFICATE OF OCCUPANCY APPLICATION**

1. Location of the property: 473 Trudeau Rd, Bethlehem, NH 03574  
*House number must be issued by the Police Department in compliance with E911*
2. Map: 419 Lot: 52 District: II
3. Use of building/property: Landfill Gas Upgrading to Pipeline Quality Renewable Natural Gas
4. Proposed Use: (circle one) Residential **Commercial**
5. Number of Dwelling Units: 0
6. Construction Type: Industrial Number of Stories: 1
7. Fire Detection: (check all applicable boxes)  
 Smoke detectors  CO detectors  Fire Alarm  Other: \_\_\_\_\_
8. Fire Suppression: (check all applicable boxes)  
 None  Sprinkler System  Other: Dry Chemical System
9. Number of off-street parking spaces: 7 adjacent to building
10. This property obtained the following approvals: (check all the applicable boxes)  
Building Permit Number: 2019-35 Conditions: Y N  
 Site Plan Review: Approval Date 11/29/2018 Conditions:  Y  N  
 Zoning Board Approval: Approval Date 11/29/2018 Conditions:  Y  N  
Other Approvals (list all with approval dates and approval #): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owners Names Printed: A. Jacob Crouse

Signature of Owner: 

Signature of Contractor: 

**Required Signatures:**

**Plumbing Inspection:**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Electrical Inspection:**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Building Inspections**

**Foundation:**

Building Official \_\_\_\_\_ Date \_\_\_\_\_

**Frame:**

Building Official \_\_\_\_\_ Date \_\_\_\_\_

**Final:**

Building Official \_\_\_\_\_ Date \_\_\_\_\_

**Safety Inspections**

**Fire Chief**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Health Inspector**

Signature \_\_\_\_\_ Date \_\_\_\_\_

# TOWN OF BETHLEHEM

**BUILDING PERMIT**

# 2021-65

DATE: 11/23/2021

This may certify that Rudarpa  
Has permission to construct a RING Facility

To be occupied for commercial use  
Situatd at 473 Trudeau Rd  
Map 419 Lot 52

Provided that the person accepting this permit and all persons working thereunder, shall in every respect conform to the terms of the application and plans on file in this office, and to the laws of the State and the By-Laws of the Town of Bethlehem relating to Construction, Alterations and Maintenance of Buildings in the Town.

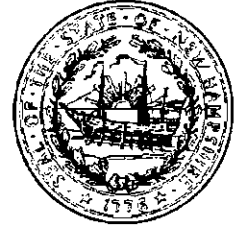
  
\_\_\_\_\_  
Select Board Chair

NO USE SHALL BE ALLOWED UNTIL AN OCCUPANCY PERMIT IS ISSUED. THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES, AND PROTECTED FROM THE WEATHER. IT MUST NOT BE REMOVED UNTIL ALL WORK HAS BEEN APPROVED. NO LATHING OR SHEETROCK TO BE DONE OR ANY WORK TO BE COVERED UNTIL AUTHORIZED BY THE BUILDING OFFICIAL. APPROVE PLANS TO BE KEPT ON JOB AT ALL TIMES.

Condition: 1. Steel Building Only. 2. State Fire Marshall to review and approve

Lg set of Plans  
in P/Z closet

Please call the Building Inspector at 616-5716 to schedule Required Inspections



## Temporary Permit

**Permit No:** TP-0267  
**Date Issued:** October 16, 2020  
**Administrative Amendment:** December 10, 2020  
**Reissued & Administrative Amendment:** December 28, 2021  
**Reissued:** January 19, 2023, February 5, 2024 and February 6, 2025  
**Significant Permit Amendment:** April 28, 2025

This certifies that:

**Rudarpa North Country, LLC**  
**3711 Kennett Pike, Suite 212**  
**Wilmington, DE 19807**

has been granted a Temporary Permit for a:

**Landfill Gas Utility Flare and an Emergency Generator**

at the following facility and location:

**Rudarpa North Country**  
**473 Trudeau Road**  
**Bethlehem, NH 03574**

**Facility ID No:** 3300900160  
**Application No:** 20-0315, received July 1, 2020  
20-0644, received December 3, 2020 – request for Administrative Amendment  
21-0193, received December 15, 2021 – request for Permit Reissuance and Administrative Amendment  
23-0004 – received January 10, 2023 – request for Permit Reissuance  
24-0006 – received January 16, 2024 – request for Permit Reissuance  
24-0080, received May 14, 2024, with additional information received June 10, 2024 – Administrative Amendment (to reflect ownership change)  
24-0202 – received December 18, 2024 with additional information received January 21, 2025 – request for Significant Permit Amendment  
25-0008 – received January 28, 2025 – request for Permit Reissuance

which includes devices that emit air pollutants into the ambient air as set forth in the permit applications referenced above, which were filed with the New Hampshire Department of Environmental Services, Air Resources Division (department) in accordance with RSA 125-C of the New Hampshire Laws. Request for permit renewal must be received by the department at least 90 days prior to expiration of this permit and must be accompanied by the appropriate permit application forms.

This permit is valid upon issuance and expires on **April 30, 2026**.

A handwritten signature in black ink, appearing to read "Craig Wright".

\_\_\_\_\_  
Director  
Air Resources Division

TOWN OF BETHLEHEM  
Planning Board  
November 28, 2018

APPROVED  
12-12-18

BETHLEHEM TOWN HALL MEETING ROOM  
Minutes  
6:00 pm

SNOW

Present: Dave Wiley, Marie Stevenson, Linda Moore, Chris McGrath Vice Chair and Michael Bruno

Absent: David Rodrigues and Johnathan Stevenson

Vice Chair Chris McGrath opened the meeting at 6:00 pm and read the Public Notice for RUDARPA Site Plan Review. He then read the checklist. Michael Bruno motion to approve the checklist with some conditions. Stow storage, Fire access around the perimeter (fire chief) downward lighting plan, and all permits being approved. Chris McGrath second 6-0 motion passes

The applicant was asked to explain the project. Will Davis from Horizons Engineering explained the facility along with Eric Fisher from RUDARPA. Mr. Fisher explained that the facility comes in pieces on a slab. It will be put together on a larger slab. The equipment will be enclosed by a metal building. NCES will supply the landfill gas for up to 15 years from the existing landfill. Landfill gas supplier primary constituent components – Methane 49-52% CO2 35-40% Nitrogen 3-4% Hydrogen Sulfide less than 1% Oxygen 1-2%. Gases produced will be 95-96% Methane – RNG (renewable natural gas) will meet gas pipeline quality standards. This operation will reduce carbon emissions by 60,000 tons/year. The building will be a self-contained unit. Most equipment will be trucked in on a slab and put together like a puzzle. The facility will be covered by a metal building. There is very little cause for spillage... it is a gas and it floats up into the air. Mr. Bruno asked if they could look into some sort of containment around the equipment to catch spillage. Mr. Fisher noted that he would look into it. Mr. Darling GM for the project explained that there will be training with the fire department, and tours of the facility will be available. Michael Bruno ask when they thought they would be breaking ground. Mr. Darling said ASAP. They would like to break ground in the first quarter, at the end of March or early April. Chris McGrath asked for any public comment and there was none.

Hours of operation will be from 10-7 noted by the ZBA in SE hearing on November 20, 2018. This will be subject to good weather and unforeseen circumstances.

Michael Bruno motion to approve Site Plan for RUDARPA INC. pending snow removal, Fire access, spill prevention, downward lighting, state permits and aquifer ordinance. Linda Moore second 6-0 motion passes.

Close RUDARPA SITE PLAN HEARING