

TOWN OF BENNINGTON
PLANNING BOARD
Minutes of the Meeting- April 27, 2009

Present: Jeffrey Rose, Chairman
Barry White, Vice Chairman
Melissa Stewart
Peter Eppig
Joseph Cuddemi, Ex-Officio

Guests: Jason Michaels
Candi Michaels
Dennis McKenney

Chairman Rose called the meeting to order at 7:36 p.m.

The Newhall Public Hearing was opened. On March 16, 2009 the Planning Board accepted the application submitted by Mr. and Mrs. Michaels and the appropriate fees were paid. A site walk was done by the Planning Board and Conservation Commission on April 18, 2009. No issues were found on the site walk. The hearing was opened for deliberation. It was noted that a driveway permit was a separate issue. Mr. Michaels asked about a driveway bond as he would like to put in his driveway and pave the apron before the building process. Selectman Cuddemi stated that he would find out if a bond would be needed at the next Selectmens meeting. Melissa Stewart moved to accept the subdivision as drawn. All were in favor and Chairman Rose signed the plan before him.

The minutes of the April 13, 2009 meeting were reviewed and accepted with the following correction; Page 1, Paragraph 1, Sentence 6, change "October 10, 2009" to "October 10, 2008".

The Board discussed the upcoming Workforce Housing presentation to be held at Pierce School. Ben Frost is scheduled to do the presentation; Lisa Murphy will introduce him. The Board will meet at the school at 6:30 p.m. to set up for a potential 100 people. No refreshments will be served. Barry White has put up signs at businesses. It was noted that more signs were needed and a large sign should be put up at the highway. It was noted that Francestown did not plan to attend. It was suggested that the presentation be recorded and put on CD for anyone who could not attend.

Driveway regulations were discussed. The Board discussed that preference for a negative grade should be stated within the regulations, rather than specificity. There was a suggestion for a regulation to create a swail to stay within the ditchline of the road. There should be a negative grade where the driveway meets the road and for a length back from it. It was noted that the developer should incur the cost and not the Town. A driveway permit should be applied for before the building permit or entry to the lot. The driveway regulations checklist will be worked on and adapted from the 2003 document.

Chairman Rose noted that the Crotched Mountain Review should be put on the agenda for the May 11, 2009 meeting. Abutters need to be noticed. No fees will be charged to the applicant for this. It is possible that Chris Bradford is no longer the General Manager at the site as Felix Kagi has contacted the Board. The Board has gotten a statement from the Police Department that the only complaint has been an ongoing noise complaint from a neighbor, and the Fire Department was not notified for all of the overnight events that were held. Representation from both the Fire Department and Police Department should be at the review.

The Board worked on updating the Subdivision Application and Checklist. Number 10, "Items on attached checklist" shall be omitted. Number 11, Payment of all applicable fees: shall include "application fees- \$200 plus \$100 per lot," "Abutter Notification- \$6.00 for domestic". A definition is needed for "lot line adjustment" and "boundary agreement". Clarification will be obtained. Page 2, under Planning Board Use Only,

1. Preliminary Consultation (optional)
2. Application Filed
3. Completeness Review
4. Sitewalk (Public Hearing)
5. Completed Application Submitted-Fees Paid
Application accepted/rejected (Public Hearing)
6. Application approved/disapproved (Public Hearing)
7. Notice of Decision

Joseph Cuddemi made a motion to adjourn the meeting. The meeting was adjourned at 10:15 p.m.

Respectfully Submitted by

Debra Belcher
Planning Board Recording Secretary