

TOWN OF BENNINGTON  
PLANNING BOARD  
Minutes of the Meeting- August 27, 2012

Present        Jeffrey Rose, Chairman  
                  Susan Smith, Vice Chairman  
                  Sam Cohen  
                  David McKenzie

Guests         Aaron Wechsler, Aspen environmental Consultants LLC  
                  Jacques Belanger, representing David Blanchard

Chairman Rose called the meeting to order at 7:10 p.m.

The minutes of the August 13, 2012 meeting were reviewed and accepted as written.

Chairman Rose presented information on the Municipal Law Series offered by the LGC.

At 7:15 p.m. Jaques Belanger and Aaron Wechsler approached the Board for an informal chat session concerning a possible minor subdivision on Old Coach Road. The property owned by the Blanchard family is approximately 53.91 acres with the proposal to create a 2.79-acre lot to be used for residential use. The proposed subdivision is not located in the wetlands. A topographic map was presented for the proposed lot. It was noted that a 30-foot easement would be needed for the driveway, as the slope of the property is a concern. Chairman Rose noted that a negative pitch would be required on the driveway apron. The project will need a State subdivision permit. If the application is submitted a site walk will be scheduled for September 24, 2012 at 6:30 p.m. The Board will meet at Old Coach Road at 6:30 p.m. and return to the Town Hall for the Public Hearing to be scheduled for 7:30 p.m. The Board will be reviewing the request for approval subject to State subdivision approval.

The Board discussed the possible cost for Southwest Regional to insert the statistical information in the Master Plan. No firm price quote has been obtained at this time. Chairman Rose will discuss this with the Selectmen.

It was noted that a lot line agreement was submitted to the Board. A minor lot line correction was made between the properties located on map 7 lot 94 and lot 95. No action is required from the Board.

The Board discussed the possibility of presenting a warrant article to limit the size of retail establishments in town. As there are parts of town that could possibly accommodate a larger store and a variance could be applied for, the Board agreed not to pursue it.

The Board discussed the possible questions to put before the townspeople at the election concerning the Master Plan. The Board is looking for town input on the vision of the town. The possibility of a handout to be given to the voters at the November election was brought forward. David McKenzie presented a list of questions concerning growth, open space, environment,

housing, transportation, water resources and cultural and historical resources. Ways of getting town input were discussed. The Board members will each come up with questions for the survey for the September 10, 2012 meeting.

Chairman Rose presented a letter from the NHDES concerning ground water. The NHDES is suggesting that the town have more strict regulations to protect the town waterhead.

Chairman Rose presented a letter from Antrim Wind LLC noting the final pre-hearing for the wind farm in Antrim. It was noted that the town had not been notified in the past for regional importance.

There being no other business at hand, the meeting was adjourned at 8:52 p.m.

Respectfully Submitted by

Debra Belcher  
Planning Board Recording Secretary